

REGULAR MEETING MINUTES OF THE
PLANNING AND ZONING COMMISSION MEETING
HELD AT LAKE PARK EAST CAMPUS, DUPAGE COUNTY
600 S. MEDINAH ROAD, ROSELLE, ILLINOIS 60172 ON
TUESDAY, MAY 7, 2019 AT 6:00 P.M.

1. CALL TO ORDER

The Planning and Zoning Commission meeting was called to order by Chairman Jaster at 6:00 p.m.

2. ROLL CALL

Upon roll call by the recording secretary, the following Commissioners were:

Present: Commissioners King, Flood, Coleman, Damato, Troiola, Vitacco and Chairman Jaster

Absent: None

Quorum Present

Also Present: Mr. S. Gascoigne – Village Development & Planning
Mr. B. Prohaska – Village Engineer
Mr. B. Thomas – Attorney
Mr. A. Kracower – Allen L. Kracower & Associates
Urban Planning Consultants
Ms. P. McGarr – CohnReznick Advisory Group
Mr. C. Fischer – Baxter & Woodman Consulting Engineers
Mr. E. Gil – Christopher B. Burke Engineering LLC
Mr. J. Woods – Civiltech Engineering
Ms. K. Borman – Crawford Murphy & Tilly

3. PLEDGE OF ALLEGIANCE

4. APPROVAL OF MINUTES – APRIL 16, 2019

Moved by Commissioner King, seconded by Commissioner Flood to approve the April 16, 2019 Planning and Zoning Commission meeting minutes.

Ayes: Commissioners Flood, Coleman, Damato, Troiola, Vitacco and Chairman Jaster

Nays: None

Abstain: Commissioner King

Absent: None

Motion Carried

5. K. HOVNANIAN T & C HOMES AT ILLINOIS LLC (INDIAN LAKES) – SPECIAL USE FOR A PRELIMINARY PLANNED DEVELOPMENT WITH EXCEPTIONS; REZONING FROM RR HOTEL/MOTEL RESORT AND RECREATION TO R-2C SINGLE-FAMILY RESIDENTIAL DISTRICT; AN AMENDMENT TO THE VILLAGE’S COMPREHENSIVE PLAN; PRELIMINARY SUBDIVISION AND SITE PLAN AS WELL AS ANY ADDITIONAL APPROVALS NECESSARY FOR THE DEVELOPMENT OF APPROXIMATELY 191 ACRES OF THE FORMER INDIAN LAKES GOLF COURSE - (SECOND HEARING) – 2018-110

Exhibit # 7 – Letter from Homeowner who Resides at 409 Meadowlark, Bloomingdale, Illinois (Phil & Dawn Spiewak)

Exhibit # 8 - Kracower’s Reports containing his nine memorandums – Preliminary Planning and Zoning Review and Analysis of the Four Seasons at Indian Lakes Rezoning Petition

Exhibit # 9 - Kracower’s Presentation – Four Seasons at Indian Lakes

Exhibit # 10 - Village of Bloomingdale Comprehensive Plan

Exhibit # 11 - Village of Bloomingdale Zoning Map

Exhibit # 12 - Village of Bloomingdale Subdivision Map

Chairman Jaster would like to remind the petitioner and those that are representing the Village that if they have been previously sworn in that is still in effect for today’s meeting as well.

He stated that his name is Len Jaster. He is the Chairman of the Planning & Zoning Commission for the Village of Bloomingdale. The main item on the agenda tonight is the K. Hovnanian project. At our last meeting, the petitioner completed their presentation, and we did start the presentation from the Village staff and its consultants and will be continuing that tonight. Once the presentation is completed, it will then be time to hear from the general public in order to have them tell us what they think and to ask any questions that may have arisen during the testimony of the petitioner, staff or consultants. These comments and questions should be directed to the

Commissioners with the appropriate person making note of the question and answering it during later testimony. This would apply to the petitioner and the Village side as well.

They are going to have a process for public testimony, and those that are wishing to speak tonight or at future meetings, if they can please see the two ladies who are taking names as they enter the auditorium; they will then fill out their name. They will be given an index card with a number on it, and on the back of the index card is also a space for their name and address as well. They should hold onto that card because as they proceed through public testimony, he will be calling groups of numbers at which point they can step up to the microphones on either side of the aisle. They will be lining up people ten at a time on both sides and switch back and forth as time allows. Once they are finished speaking, he would ask if they can drop their card into the box that is below the microphones; in that way they will have a corresponding record of who they were and what they said for the minutes later on. If they wish to speak and do not have the opportunity to do so tonight, please hold onto their card, and at our next meeting we will then pick up where we left off, and anybody that is wishing to speak will be given an opportunity; they will not turn anybody down whatsoever. Out of respect for everyone's time, this hearing will not proceed past 10:00 p.m., unless they are close to finishing the topic at hand. He will assure them that they will continue to hold hearings on this matter so as to allow anyone that wishes to speak the opportunity to do so. Their sincere desire is to hear from members of the community as to the suitability of this project. They have court reporters at these public hearings in order to properly and accurately record everything that is said and to administer the oath to anyone providing verbal testimony.

All the reports that are prepared by the various parties in this case are posted to the Village website so they may be read and studied in depth by any member of the public.

In addition to providing verbal testimony, the Village of Bloomingdale Administrator, Peter Scalera, will be accepting written comments from members of the public after the hearings. These comments can be mailed, dropped off in person or sent via e-mail. The written comments will then become part of the permanent record and have just as much impact as verbal testimony.

He stated that out of respect to the presenters and to the people in the audience, unsolicited comments from the audience members will not be accepted. Cheers, boos, cat calls and other noises will not be accepted. It is very important that decorum be maintained throughout the course of these

hearings. Along those same lines, he would ask that if they could please silence their phone; they would greatly appreciate that in order to minimize any distractions.

Please note that the auditorium has exit doors on either side so in the event of an emergency, they may simply exit from both sides of the auditorium and proceed directly outside.

Please note that after the presentations and after the public comments are finished, they will still have several items left on the agenda. He would ask at that time to please maintain quiet so they may continue to finish their meeting and complete their agenda

On a final note, please be aware that the Plan Commission and Zoning Board of Appeals is a recommending body. Once the Commission hears all of the testimony and carefully considers all of the evidence submitted, they will then conduct a vote as to the suitability of this project. This vote will then be given to the Village Board of Trustees for additional consideration and an eventual vote by the Trustees. The Board of Trustees does have the final say on this project. Finally, he would sincerely like to thank everyone for their cooperation and respect during these hearings. It is his hope that these hearings can proceed expeditiously with everyone's help.

The following people were sworn in for the record.

Ms. K. Borman – Project Engineer – Crawford Murphy & Tilly

Mr. Allen Kracower reintroduced himself to the Planning & Zoning Commission. He is a Planning, Zoning & Real Estate Consultant. He is the President of Allen Kracower & Associates, Inc., a firm he found about 45 years ago. He has planned over those years literally thousands of acres of land of every conceivable type. He has presented his credentials and background in education in the trial courts of DuPage County and every trial court of Northeastern Illinois, and he has been accepted as an expert in planning and zoning. He has a Bachelor of Science and Master of Science degree from the University of Wisconsin. He also is a registered landscape architect in the State of Illinois. Precedent to his tenure with Kracower, he served as the Special Assistant to the Administrator of the United States Department of Housing and Urban Development where along with many other people assisted in the Agency's Administration of Federal Domestic Assistance Programs throughout the United States.

He prepared nine individual memorandums; which are all available on the Village's website, and he called them preliminary because he wanted to hear

the testimony from the applicant, which they heard approximately two weeks ago, so that he would be better informed and be able to testify more accurately tonight. He has reviewed the petition as objectively as he could, and in the process, he has not spoken to the petitioner or any residents, because he wants to do this individually. He has spoken to the staff and has obtained information and other documents that he needed to have in order to make his opinions.

He is going to go through some basic preliminary zoning concepts so that his testimony will make sense as he follows through. Initially, he is going to talk about the Preamble to the Village's Zoning Ordinance. He is going to describe the petition that the developer is asking for. In other words, what does he expect or want for the Village in terms of his rezoning? He will then take a look at the existing zoning of the property and then he will get into the actual analysis of this petition.

The first thing that they are going to take a look at is the Preamble of the Zoning Ordinance. This is his Exhibit #1. He said basically the first page of the Zoning Ordinance tells them why the Village of Bloomingdale has a Zoning Ordinance and what is the purpose of having it. The Village is allowed to adopt the Zoning Ordinance by State Statute and or by its Police Powers; violations are subject to fines and penalties.

He is only going to touch on some of the factors that he thinks is significant to this particular project. Every project depending on land use is a little bit of a different bearing in context of the purpose and intent.

One of the most important is (1) promote the public health, safety, comfort, morals, convenience and general welfare; (3) conserve the taxable value of land and building throughout the village; (5) avoid or lessening congestion in public streets; (6) prevent the overcrowding of land through regulating and limiting the height and bulk of buildings hereafter erected as related to land area; (8) regulating and limiting the intensity of the use of lot areas and regulating and determining the area of open spaces within and surrounding such buildings; and (10) prohibiting uses, buildings, or structures incompatible with the character of the residence, business or manufacturing districts. These are terms that they will hear him use as he goes through his analysis.

He referred to the developer's Petition, which is his Exhibit #2. This is what the developer is asking the Village to do but somewhat generalized, and some of these terms may not be common to everyone. This is a page right out of their Petition. They are asking to approve a preliminary plat of subdivision to divide the Illinois property, which is the commercial part; exclude the

residential parcel from the planned development identified in Ordinance #95-57. He said this is the actual Ordinance that zoned this property back in 1995. It contains the authorization as to how these property owners can use their land today. The developer is asking to rezone the residential property from RR District PUD to R-2C Single-Family District. The reason they want to rezone it from an RR to a residential district is that the RR District that is imposed on the golf course does not allow any residential development. In order to build homes on that property, it has to be rezoned. The developer is asking to approve a special use for a planned development and a preliminary site development plan and plat of subdivision for the residential property. The developer is asking to approve an exception to reduce the lot width from 60 feet to 52 feet. He said they are talking about a lot width of a district they do not have but want to have. They are saying that they want to be R-2C; they do not have it now, but if they do have it, it has a 60-foot width but they want it smaller to 52 feet even though some of their lots are actually a little more than 60 feet. The developer is asking to approve a subdivision exception to reduce the right-of-way width of streets from 66 feet to 50 feet. The right-of-way is not the street width, it is the public land on both sides, and the pavement is in the right-of-way. The developer is asking to amend the planned development identified in Ordinance #95-57 and approve a tentative plan and uses for the Hotel/Commercial property. The developer is asking to approve such other relief from the Village's Municipal Code as may be necessary. He said that is a little loose language, and he does not know exactly what it means, but it would have to at some point be amended to be more specific.

He stated that back in 1995, the property was rezoned by Ordinance #95-57. The important thing to remember is that the Ordinance does not permit residential use. It is interesting to go back to 1995 and look at the Ordinance because it tells them the rationale that the Village used and the property owner used to justify the zoning to this RR District. The RR District is really the whole title. It is Hotel-Motel, Resort and Recreation District. It had a special use for a planned development and at that point, a 36-hole golf course.

He referred to his Exhibit #3. He referred to Ordinance #95-57 and read a portion from it: Hotel/Motel, Resort and Recreation District with a special use, planned unit development for the subject property which is legally described in Exhibit A of this Ordinance and made a part hereof, in order to reflect the present use of the subject property as a unified hotel and golf course. He said at the time this was done, the golf course was there and the hotel was there.

The second paragraph is more demonstrative. It says: Whereas, the subject property is surrounded on the north by town homes and villas, residential developments, single-family developments to the south and east a mixture of single-family, cluster homes and apartments to the west.

He referred to his Exhibit #4, which is an aerial photograph that dates back to 1994 and shows them all of the land around the development. Los Lagos was not built yet, but just about to be built. By looking at this, they are able to define the trend and character of development around the property. The golf course is surrounded on three sides by houses. On two sides, on the east and the south, it is surrounded by large lots (18,000 square foot lots). On the west, there is Los Lagos today with lots that face the golf course with lots 15,000 to 17,000 square feet. On the western boundary there are like .25 acre lots and further south there are some clusters of 6,000 to 7,000 square feet and then the Bloomingdale condominiums. The entire trend and character of the development around the property is predominantly large lot, single-family detached housing.

He referred to his Exhibit #6, which is the Subdivision Map, which the Village produces. He colored in yellow around the golf course, which reflects low density single-family homes with lot sizes that he has previously given to them.

He stated if they recall, the planner for K. Hovnanian Homes at the last public hearing testified about certain goals and policies in the Village's Comprehensive Plan. He stated that the Comprehensive Plan is a document that sets forth goals and policies as to how a community wants to grow and what it wants to be and how it would like to be in the future; it is as a guide and is implemented in law by the Zoning Ordinance. In this case, he just highlighted one part; this is an exhibit from their planner; it is not his. It says: Require adequate, usable open space in all new residential developments. It says consider clustering of housing to preserve trees and provide more useable common open space.

He said then their planner came forward and set forth their site plan. He reminded us how generous this site plan was in the terms of providing common useable open space. He stated there is a total of 55.6 acres of public open space and 12.01 acres of private open space. These added together is approximately 67.29 acres.

He said there is no public open space in this site plan. He said what he understands what the developer is proposing is that the Village of Bloomingdale and the Bloomingdale Park District take the open space and assume the responsibility towards maintenance and its legal liability. He

said from doing this for 40 years now, 30 to 40 years ago communities that were not well informed did accept this kind of space. He cannot speak for the Village or Park District, but modern temporary communities would be very hesitant today to take on responsibility of 68 acres of land; but we will see what happens.

The developer then showed us an exhibit, which is an open space exhibit. It is all colored in green, and it shows them how generous the site plan is with the inclusion of 67 acres of open space, but there was something the planner did not mention or cover and that is this is not all common useable open space. He said what is in here is about 36 percent detention and retention areas; this is water and not useable common open space. There are narrow strips of land around the detention areas, which will make it hard to maintain. With all of the rain we have had in the last few weeks, we know detention areas can overflow. It is very important that adequate open space around these detention areas be provided so nearby housing does not flood. He would recommend the detention areas by Cardinal Drive be moved internally so that existing residents there, and the existing residents on the west side of the subject property do not have any potential for flooding.

He said that they were advised that this area was so large that the developer was able to take a piece of property the size of a football field and put it right in the middle of the open space and demonstrate how large an open space area that was. He stated that there was something wrong with that theory. That football field is in the middle of a detention pond. That big open space is really not there.

The Village of Bloomingdale's Zoning Ordinance has six single-family zoning districts, and property owners may select from those six districts, a district to which they would like to rezone their property. The largest district is ER-1 and those are 40,000 square feet. All of the homes on the east side of the property and to the south of the subject property are zoned R-1. These are 18,000 square feet. The floor area ratio, which means the amount of land you can cover on your lot is about 30 percent. He said they can build about a 5,400 square foot home on one floor and divided that by 2 they can go to two stories. The yards have to be at least 20 feet with neither less than 8 feet. The rear yard is 50 feet and the front yard 40 feet with lot width of 100 feet.

He stated what the applicant did in their development is that they selected the smallest single-family lot listed in the Village's Zoning Ordinance. The lot that they selected was the R-2C and that lot is 6,000 square feet. These homes are being placed in close proximity of the 18,000 square foot lots. On the R-2C lots, instead of covering only 30 percent, you can cover 50 percent. They can cover 3,000 square feet, which is half the lot with a house. The two

side yards of 10 feet neither less than 5 feet. The rear yard is 20 feet and front yard is 20 feet and lot width of 60 feet. Remember the developer asked for a variation to reduce the lot from 60 feet to a lower number.

He said then there was a presentation by the planner about a density analysis surrounding the general area of the subject property. He stated that density analyses are not a very accurate method of determining trend and character development for a very simple reason. Every development has different amounts of road within it and has different amounts of open space, and every development has different lot sizes. He said the gross density analyses that were presented in testimony two weeks ago, at least in his opinion, he would respectively disagree with.

He said if they look at the bottom of this chart, there is something called organic zoning density; a very simple way of looking at comparing one density in one district with a density in another district. He referred to R-1 = $43,560 \text{ square feet} / 18,000 \text{ square feet} = 2.42 \text{ units per acre}$. He referred to petitioner's proposed R-2C = $43,560 \text{ square feet} / 6,000 \text{ square feet} = 7.26 \text{ units per acre}$. There is a great disparity between the highest residential zoning districts and the lowest residential zoning districts. He referred to an exhibit showing a diagram of an R-2C 6,000 square foot lot and a R-1 18,000 square foot lot.

He said there was also reference in a couple of the studies that the applicant did in their application to a development called Del Webb in Mundelein. This is an age-restricted community. He thinks the lots are a little bit bigger in Del Webb in Mundelein. He referred to an aerial photograph of Del Webb in Mundelein and an aerial photograph of Indian Lakes. He said there is a great disparity. He said the aerial photograph of Del Webb in Mundelein is a mass of rooftops. They have an internal open space in the development, but all of the housing is massed together with practically no visual relief. In his opinion it creates a very inadequate living environment. He referred to the aerial photograph of Indian Lakes with 18,000 square foot lots. He stated that these two land uses may not be reasonable in relationship to one another.

The next thing is the subject of trees. He does not recall hearing any testimony about the trees on the property. The K. Hovnanian Homes and their engineers did what he considered to be a very excellent survey of the existing trees on the property. He said if his math is right, there is about 1,000 trees on the property. He said when they did the tree survey, they followed the Village's Zoning Ordinance, which says you only count trees that are 6-inches or greater at breast height and they got way over 1,000 trees; it did not count trees that are 5.5 inches or smaller. He then categorized the

quality of the trees. They rated each tree. If they put a number 1 on the tree, it meant excellent; if they put a number 2 on the tree, it meant average; if they put a number 3 on the tree, it meant typical; if they put a number 4 on the tree, it meant poor; and if they put a number 5 on the tree, it meant it was poor or worse. He said based on his counts, about 90 percent of the trees were excellent or above average. He has never seen such a large collection of trees of such high quality that he thinks are proposed to be eliminated. He said he looked at the site plan and superimposed it on the tree survey, and it looks to him like the rows and the lots and the detention ponds are going to basically eliminate almost all of these trees. The applicant is required by Ordinance to present a tree preservation plan; this was never presented. The applicant is required to present a grading plan. To his knowledge, a grading plan was never submitted. They are very technical and expensive to do, but he has not even seen a preliminary grading plan. He stated the evidence he has and the lack of testimony suggests to him that these trees are all going to be cut down or most of them. That will render an adverse economic impact to the natural environment.

He stated in all fairness; they have to take a look at the preliminary landscape plan. He said the applicant is proposing to put trees along all the roads, but in the legend, they show the size of the trees they are proposing. They are not 6 inches; they are 3 inches.

He referred to a site plan and says running through the south central of the plan is an easement, for what is called a hazardous liquid pipeline. He said this does not only run through the applicant's property, it runs through other parts of the Village and nearby some of the homes. He does not remember any testimony in regard to that subject last time. He said the United States Government, the Department called the United States Department of Transportation and in the United States Department of Transportation is an organization called Pipeline and Hazardous Material Safety Administration. The acronym is PHMSA. There is another organization that is nationally renowned and that is called Pipelines and Informed Planning Alliance. They work hand in glove with both the Federal Government and with Pipeline developers. He stated that PHMSA regulations do not recognize an "idle" status for hazardous liquid or gas pipelines. The regulations consider pipelines to be either active and fully subject to all relevant parts of the safety regulations or abandoned. The process and requirements for pipeline abandonment are captured in Section 192.727 and 195.402(c)(10) for gas and hazardous liquid pipelines.

He stated he contacted Magellan Pipeline; they own this line. The line is currently inactive. They do not have any plans to use it again. Idle pipelines are still considered as active pipelines. The reason they are like that is that

the pipeline owner can use it again at anytime they want or they may sell it. The new owner may use it at any time they want.

It means that certain planning needs to go into this process. One organization recommends that there be created a setback between 660 feet and 1,000 feet from the pipeline; that is not a building setback; that is a studied area. They recommend in this studied area, that the developer, that the Village, and the pipeline owner get together and create standards for public safety. This would be a recommendation he would have if any future plans are developed that there would be a cooperative effort to determine from what extent homes should not only be set back from the pipeline but also what type of notices should be given to future homeowners.

The planner also presented more goals and policies regarding the Village's Comprehensive Plan. He said as he mentioned before, the Comprehensive Plan is a plan that sets forth the Village's goals, its aspirations and what it wants to be, and as a land use map that shows what land uses should be as approved by the Village Board of Trustees. In this case, the land use goal that he raised, and he is going to reiterate it, as he has a little bit of a difference opinion from the gentleman. It says maximize property values in Bloomingdale by maintaining compatible and efficient land use patterns while providing ample opportunities for living, working, shopping and recreation in Bloomingdale. The objectives are to evaluate proposals for development, which they are doing tonight and redevelopment for consistency with the Comprehensive land use plan. Finally, to ensure that the scale of new development is appropriate for surrounding land uses, and pedestrian and vehicular traffic patterns. He does not think that can be any clearer; the language and the text speak for themselves, and they represent his opinions.

The next step is to look at the Village's Comprehensive Plan. This is the 2010 Comprehensive Land Use Map. He said they have the same thing surrounding this property today as we did back in 1995. Sometimes if land uses around the subject property have changed, that helps to formulate a basis for suggesting that there should be a zoning change; it is not the case here. Here they are dealing with a well- defined set of land uses that have existed here for decades. If they look at the land uses along the east side and the south side and most of the west side, except for the condominiums over there and some clusters, they will see on the legend with that yellow color which means low density residential. It simply is reflecting existing zoning and land uses that are on the property. The Comprehensive Plan is contemporary and is current and is consistent with existing zoning that the Village has on the property.

He would like to touch upon public safety. If they look at the site plan, they will see the two roads that come off of Schick, and he highlighted them. If they follow those dotted lines, they will see that they come together, and he has a little circle in there that is colored yellow. They come to a "T" intersection. In large scaled developments there should be at a minimum two major separate distinct ways for ingress and egress so emergency vehicles can access the property. This plan is the antithesis of that because if that intersection was ever blocked, and they have 535 homes here with over 1,000 people living in here, there would be no way for emergency vehicles to access the property. At the very bottom of this exhibit, he circled it in yellow, and it is called potential emergency access. He is advised by the Village Engineer that these things do not work too well because they are only used during an emergency, and they live in a climate where they have snow and bad weather almost six months a year. If there ever was an emergency, there usually is no assurance that this thing would be plowed or maintained so that vehicles can get out. His recommendation is that this plan should be revised to provide a better access off of Schick Road where the entrances are divided one from another for purposes of public health, safety and welfare. They can also notice that there is no collector street system in here. When they get into a development of over 500 homes, he would tend to think that the land planner whoever did this would consider using a collector street system, which is a wider street system with turn lanes in it that would make the collector system throughout the entire development. This would provide for a much safer environment.

He stated in the first part of the traffic study done by KLOA; they are a good traffic firm; they list the purpose of their study. He said there is one thing missing from this and missing from the whole study; there is no mention of public safety. He said that too often he sees that traffic studies that tell them so much traffic on the road today, the new development is going to propose so much traffic, and everything is fine. He said they do not tell them that it is safe. With all the traffic studies he has seen in the last 40 years, he does not think he has seen a traffic study that said that something may not work. They always work. Also, it appears that a turn lane would be required on Schick Road, and there was something else that was missing from the traffic study. He said if they start putting more lanes on Schick Road as it exists, it is not going to be wide enough. This means that they would have to expand the right-of-way. In order to expand the right-of-way, they would have to take private property from the north and the south. He considers himself to be an expert in the field of eminent domain. He has testified on it for decades, and he knows the law as a planner. Most people are not willing to give up their land to have a road expanded. This would mean that if it had to be expanded, someone would have to have eminent domain authority. Even if the Village wanted to do it, and he doubts that they would, they do not have what is

called quick take like the Illinois Department of Transportation. He does not even know if the road needs to be expanded if that can be accomplished, but he will leave that up to the traffic engineers.

He stated that there was something else missing from the zoning presentation. There was no valuation expert (appraiser). Normally, in major zoning presentations, especially in a situation where they are taking smaller lots and putting them next to bigger lots, an appraiser testifies and stands up and says it is my opinion based on my experience that there is no adverse impact or there may be an adverse impact. He stated that the Village has retained Pat McGarr, who is extremely well known and a prominent appraiser, who is going to speak after him about that issue.

He said the same held true for community need. When he looked at need, if you read one of his memorandums, he said the information is presented instead of showing a need for all of these homes; there is no need.

When he walked in tonight there were a bunch of signs out in the lobby saying about all of the millions of dollars and all the great things that were going to be given to all the local taxing districts. He stated that what you see in a fiscal impact is not always what you get. Fiscal impact studies are used predominantly for zoning purposes. They are intended as a guide if they are done correctly to illustrate potential revenues that might flow into local districts. On the other hand, if the price points are wrong, the amount of taxes generated is less, the equalized assessed value is less, and thereby, the amounts of taxes generated to districts would be less. The greater concern to him is the fact that they are dealing with 500 age-restricted homes. If the development fails, what would happen. If it fails, the property owner is going to come back to the Village and say it did not work; I tried. We have already given them the 500 lots so the only thing that they are asking for is family housing. They would now be asking for families to live here. If they convert this development housing as an alternative, they will find that there are parents, children, and a substantial impact to the school districts. The entire flavor of the fiscal impact study fades away into an oblivion as unlimited merit whatsoever. His recommendation would be in order to look at this development fairly that the expert who did the fiscal impact study do an alternative fiscal impact study be prepared with lower price points and family housing. He would also make that same suggestion to the traffic engineer at KLOA that they consider how the roads would be impacted if they had family housing because they have been told that age-restrictive housing produces much less traffic than family housing.

The application has asked to reduce the lot width; they do not have the zoning R-2C, but if they had, and the lot width is 60 feet, they want to reduce

75 percent of the lots to 52 feet. He did not see any testimony to the need to do that. He does not know why they would do this.

He said there was also a request to take the width of the right-of-way from 66 feet, which is pretty standard in most communities, and reduce it to 50 feet. Again, he did not hear any testimony as to why that was required.

Golf courses have various types of fertilizers, pesticides and a variety of chemicals that have been applied over the years. They are needed to maintain the golf course. His recommendation would be that soil samples be taken on the golf course to test for any potential contamination from pesticides and other chemicals such as arsenic, a pretty common chemical, used in the greens of golf courses. The reason he says this is if they are going to do a mass grading, and if there is going to be dust borne particles in the air or if there is going to be drainage from this development during construction onto nearby properties, it would be important to know if there was any contamination; there may be none, but if there is some, what the methods are to safeguard nearby properties and future residents from that development.

His preliminary findings in his opinion are (1) the application and site plan are unreasonable and adverse to nearby land use and zoning; (2) no testimony from a valuation expert regarding adverse economic impact or benefit was provided in the hearing; (3) the site plan creates excess massing of housing units with inadequate consideration of nearby land use or zoning; (4) the excessive linear massing of housing units provides no open space relief and creates a marginal living environment; (5) the zoning and site plan are unreasonable and not compatible with the trend and character of nearby land use and zoning; (6) the application is not consistent with the Bloomingdale Comprehensive Plan; (7) the site plan and road design adversely impacts public health, safety and welfare; (8) the destruction of over 1,000 large quality trees adversely impacts the natural environment; (9) the zoning request for R-2C (6,000 square foot lots) is unreasonable given nearby land use and zoning; (10) there is a lack of useable open space; (11) the request for two separate PUD's is administratively impractical for both the property owners, as well as the Village; (12) the reduction of the right-of-way from 66 feet to 50 feet, and the reduction of lot size from 60 feet to 52 feet is unsubstantiated; (13) the hazardous liquid pipeline should be resolved for safety purposes; (14) the number of dwelling units (535) is excessive given nearby land use and zoning; (15) the fiscal impact study and traffic study should provide alternative scenarios in the event the 55 age-restricted community fails. Fiscal impact studies are not enforceable; (16) the location of detention ponds in proximity to existing and future housing units needs further evaluation in the event of major storm events; and (17) it is recommended that soil testing be performed for possible contamination

from golf course chemicals such as pesticides and arsenic. The plan is not compliant with the Subdivision Control Ordinance. The Plan is not compliant with the PUD requirements, which is Section 11-8-2. The application is not compliant with the special use requirements. He covers this in his memorandum 6, Section 11-3-4.

Exhibit # 8 is entered into the record, which are Kracower's Reports containing his nine memorandums – Preliminary Planning and Zoning Review and Analysis of the Four Seasons at Indian Lakes Rezoning Petition.

Exhibit # 9 is entered into the record, which is Kracower's Presentation – Four Seasons at Indian Lakes.

Exhibit # 10 is entered into the record, which is the Village of Bloomingdale Comprehensive Plan.

Exhibit # 11 is entered into the record, which is the Village of Bloomingdale Zoning Map.

Exhibit # 12 is entered into the record, which is the Village of Bloomingdale Subdivision Map.

Commissioner Coleman would like the slide with the gas pipeline shown again. He stated that Mr. Kracower had spoke about an easement on that gas line about 1,000 feet. Mr. Kracower said the organization called PIPA recommends that for planning purposes, not a building setback, those people involved, go about 600 to 1,000 feet away from the pipeline called a planning area. Within that area the property owner, the Village and the pipeline company come up with reasonable setbacks; they are not defined; every community would be different.

Ms. Pat McGarr introduced herself to the Planning & Zoning Commission. She was sworn in at the last hearing. Her business address is 200 S. Wacker Drive, Chicago, Illinois. She is a professional real estate appraiser. She is a member of the Appraisal Institute (MAI), which is the highest designate that they have. She is also a CRE, which is a Counselor of Real Estate; it is an organization of real estate professionals and not just appraisers but developers, finance, land planners and by invitation only. She is a FRIC, which is a Fellow of Royal Institution of Chartered Surveyors. It is a global MAI designation and allows her to practice real estate anywhere in the world. She works for CohnReznick, which is a top ten accounting firm. She is their national director of real estate and also the entire valuation practice, including real estate business valuation, tangible and intangible trademarks. Her group does everything. She is currently licensed as a general certified

real estate appraiser in the State of Illinois and 20 other states. In November of 2017, the Governor appointed her to the State Real Estate Appraisal Board, which is a disciplinary and advisory board.

She asked the question “How will the proposed development impact area property values?” She said that is the reason they were engaged. They were engaged by the Village to review the report that was supposed to be part of the application, which addressed how the proposed development may or may not impact adjacent property value; no property value study was presented. She asked the question “is that typical”? She stated that in the last two years she has testified at about 40 of these hearings; she has been hired by applicants, municipal bodies and concerned citizens. Every time she has testified it has been based on an impact study that she has performed on whatever the proposed use was. There is actually a text book that the Appraisal Institute publishes that shows us how to do these types of impact studies. It is one of her niche specialties; she goes around the country doing these types of impact studies. She said it was unusual that they did not see this, but they were told that it was going to be covered in the presentation. She said the only thing that was presented was a statement that nearby property values have been negatively impacted by the uncertainty of what is going to be done with the existing golf course. There was also a four-page flyer that was sent out that said “Retained Property Values: Uncertainty over a closed golf course weighs on the entire community’s property value.” There was no documentation to support these statements; she did not see any studies that would support or that these would be based on. They are not allowed to just say things; they have to actually have a basis for these opinions and have to be supported by facts. The reason that is dangerous is that she has testified at a lot of these hearings, and it is very frustrating to her as a professional when somebody gets up and says if you build that Walmart, everyone’s house in the subdivision will go down 25 percent in value based on what. In the meantime, everybody that has paid \$500,000 for a house thinks that they just lost \$125,000 and how do you unring that bell. Without any supporting documentation, it was a pretty unprofessional thing to just make a statement like that.

She was asked to review the market study. The market study is very important. Mr. Kracower touched on an awful lot of the important factors. A market study tells them if this is the highest and best use of the property. It tells them if it is economically feasible to do. As Mr. Kracower noted, there are a lot of other factors that tie into this. The economic feasibility with regards to the benefit study, there are projections being made on what type of taxes are going to be generated by this, but they do not know if this is a viable proposed development. There is another text book that the Appraisal Institute puts forth on how to do a market study. It walks you through all the

different factors. The level of market analysis performed has to match the level of information needed to make a decision. If a Zoning Board is going to make a decision, they have to have confidence that there is a demand for this use, that it will be absorbed in the appropriate amount of time so that the development will open, sell and close and the community can move forward. The study that they presented did have some description, data, and a lot of different things, but none of it was effectively analyzed or none of it was used forward to project what would happen if this development was approved.

She stated that there are steps to do a market study, and in red are the deficiencies that were in the study. Effectively, there was information that was provided, but it was not analyzed; it was dated, it was from 2017. It was taking information from different sources referring to national populations, local populations, the city's population, and then trying to tie that altogether, and there is an appropriate way to do that. A market study needs to provide the level of information needed to reach a decision whether or not this project is viable. The largest concern with a market study presented is that it does not address the demand or the absorption; those are critical when evaluating something like this. They have a primary marketing area and also a secondary marketing area. For this type of housing addressed specifically to seniors and specifically to seniors 55 and older and very clear that it is 55 to about 75 because once you get older than that this active community there is a different type of community. She stated that it is very true that this is a big market with baby boomers aging; this is occurring so they are trying to do projections and they do this type of housing, and there is assistant living and continued care. When all of these are built, impact studies are done and these types of market studies are done to show that they will be successful. They are expensive developments to build. In regard to the demographic data, when they are talking about an age-restricted community is critically important. They just made a reference that within a 10-minute drive, 50 percent of their buyers will come from within a 10-minute drive of this property. They said that the average age was 43.7, but she said that age was just for the Village, but when they looked at that 10-minute drive, that area the age dropped by 4 or 5 years. She said when they are making projections on absorption, this is important to have correct information.

She referred to a slide and shows the red area which is considered the 10-minute drive and expands out to a 20-minute drive, which is the purple line going around it. The final green line going around it is a 30-minute drive. They then show their two biggest competitors, developments that have occurred, which are Grand Dominion, Del Webb in Mundelein that Mr. Kracower spoke about and it shows that there is some overlap here and then a development in Naperville. What they are missing is the Del Webb Sun City

up in Huntley, which has 5,400 housing units there. At any point in time, there are 100 to 150 homes in this development that are for sale.

She stated that when she is hired to do these reviews, she reviews, verifies, checks and investigates. They actually have the same computer program that does this 10, 20 and 30-minute drive time from the subject property. She said they are picking up a whole bunch of people that might not be in their primary or secondary market area. If they are doing projections based on this data, it should be correct. This is a concern. She lives in Chicago and has never got here in 30 minutes.

She said that the developer has picked out ten competing developments that were comparable to this that they felt were successful. She stated that the number they are looking at is the total Chicago MSA single-family building permits; the number of building permits in our Metropolitan Statistical Area that were issued every single year according to the national data base. One of the things that we should note that the Chicago MSA includes nine counties in Illinois, two in Wisconsin and two in Indiana. She believes this is 9.5 million people so it is a pretty big demographic. She said with regards to this group here, they are indicating here what the total lifestyle percent of single-family permits that were sold that year in these developments. It reflects that it is around 5 percent and down here gets a little lower to about 4 percent to 2 ¼ percent. She said this includes town houses and duplexes. There are not any town houses or duplexes projected for this. These should not be in here because they are actually trying to solve a problem here; they do not want to muddy the water. She said if they take those out, they are seeing that it is around 1.6 percent and 1.5 percent. She stated that of all building permit activity that is the percentage it is for active 55 plus communities. This actually is a source from the National Association of Homebuilders that they have been tracking this to, and it is 1.4 percent of owner-occupied housing in the United States is age qualified active adult housing. She asked what does that mean? Around 1.6 percent of the current population would be roughly 130 houses a year for all of that area. She said not really reflecting based on the data they provided, it is not really screaming that this is something that we really need.

She said that the developer is talking about new developments that opened up. She heard about the price point for the first time at the last hearing. They were saying that it is \$388,000 up to low \$500,000's was their comment, and the average of those numbers based on the benefit that was being forth averaged \$420,000 a house. She said then they look at the competing market here, and the price points that are published on their web pages; which are quite a bit different. She stated either they cannot use these as comps for absorption because they are not appealing to the same market;

we are looking at a whole different segment in the market. They are correct that \$75,000 to \$100,000 would cover the price points that they are looking at, but above that range, they might not be going with that same buyer. The other thing that she said is that the developer has 5.2 sales per month for absorption that including the town houses and the other attached homes; when she looked at only single-family, it is 1.8 sales per month. She referred to a new development that has only been out for about a year; it is active. The first closings were in May of last year. She just called and talked to the broker, Michael Simpson, at Baird and Warner, who is handling all of the sales for that development. They have sold 50 houses over the past year, which calculates to about 4 dwelling units a month. This says 8.4. She said it is not just presenting data, it is interpreting and telling them what it means. She asks what does this data mean? She stated that this is from the developer's study. These are the houses that they reflect are successful new construction residential communities that they would be looking to. All of this data comes from their study. She said that means if they apply that to 535 units for the subject property, the sellout would be somewhere between about 14 and 43 years. She said the reason that is important is that she was hired by Toll Brothers in a litigation case that they were involved with, and this is a good example. Toll Brothers put under contract in 2004 before the bubble burst. They put it under contract a golf course up in the Fox Lake are; they did their due diligence and doing everything that we are doing here right now that the developer has already done. They run a pro forma, and a pro forma tells them how successful this development will be, how long it is going to take, the absorption rate, what they are going to sell it for, and what their profit is going to be. All appraisers do this when they do subdivision analysis; they need to project profit. In this case, they put it under contract in 2004, did the proforma in 2005, and in 2006 before they went to close, they ran another proforma. The original proforma was 7 units a month that they were going to be selling and based on their return it was just under 24 percent, which is pretty much the standard for a subdivision. In 2006, the market had started getting softer, and when they updated their market study, the absorption dropped to 4.25 percent. When it dropped to 4.25 percent, their profit margin went down to 1.6 percent so they cancelled the contract and got sued, but they cancelled the contract and did not develop the property. She wants the developers here to also understand and appreciate the mindset of this community and this Board because she thinks a little bit of history is here. This R-2C zoning came about in 2014; it is brand new.

She stated that there was an annexation for a subdivision called Springfield Place. She said that Springfield Place is directly north of them on the other side of Schick Road. It is a 23-lot age 55 plus, age targeted subdivision with high end ranch homes. The lots were 6,000 square feet. A popular local developer built these homes pricing them at \$400,000 to \$500,000. This was

back in 2014 and 2015. Here it is 2019, and only 7 homes have sold. She said about a month ago when she investigated this and talked to the brokers involved, were believed to be going into foreclosure. She drove out to that subdivision and took pictures, and there was a fellow out there playing with his dog in front of one of the seven houses; she stopped to talk with him. When she said to him there was a concern about being adjacent to this type of use, his response was "how do you think I feel being 55 years old buying a \$600,000 house and he is in the middle of a failed subdivision. What do you think that does to the value of my house?" She said she felt bad for him. It is a beautiful location, and the houses are gorgeous.

She refers to Springfield Pointe, which is a small lot subdivision with 6,000 square foot lots. He is developing a component of his subdivision to be for this age 55 targeted market. He has sold 24 homes so far with three of the homes being the ranch houses. They wanted to build these because they have been hearing about the baby boomers and it is just not there. These people are staying in their homes or moving to somewhere warmer. He is not seeing the demand that he expected. He had hoped his absorption was going to be over 2 dwelling units per month, and he is experiencing 1 ¼ to 1 ½ per month. These homes are at the \$390,000 to \$500,000 price point. She said there are things in our immediate market here that do not reflect a huge demand for this type of space, but she does not know. She was not hired to study; she was hired to review the study. The study that was presented to her to review does not give her the information that she needs to make that determination.

Mr. Prohaska introduced himself; he is the Village Engineer and has served in that capacity with the Village for two years. For 28 years prior to that, he was the Assistant Village Engineer. He has quite a bit of knowledge and history with the Village and the developing area that we are discussing this evening.

The Engineering Department has reviewed the submittal from K. Hovnanian Homes for the Four Seasons at Indian Lakes Subdivision. An Engineering review memorandum has been issued and is dated March 29, 2019. He stated they are to review the proposed plat of subdivision, final engineering plans, project plans, and other submittal documents required by the Village Site Plan Review Ordinance. In the process of their work, they evaluate the project for compliance with the Village and other County, State, and other regulatory agency rules, regulations, codes; analyze the suitability and compatibility of the project infrastructure from a construction, maintenance and user perspectives; evaluate on-site and off-site impacts of the project, both during and after construction of the project as those improvements

relate to the existing infrastructure systems they already have and the surrounding properties.

The infrastructure includes the water distribution system, waste water collection and treatment systems, our transportation systems, roads, sidewalks, street lighting, site grading and drainage, storm water collection, storm water routing, detention and retention, storm water outlet control and discharge to the off-site systems, flood plains and wetlands. Most of these systems will be dedicated to the Village upon completion of the project to be owned, operated and maintained by the Village; or otherwise placed into dedicated easements for maintenance by the developer and subsequent owner's association.

The submittal documents include the Indian Lakes Executive overview, the application, the ALTA survey, Kane/DuPage soil and water conservation district application, preliminary plat of subdivision, commercial concept sketch, the preliminary landscape plan, entrance monument plans, tree survey reports, preliminary stormwater report, topographical plan showing the existing ground surface elevations, project construction phasing plan, wetland delineation report by Abel & Associates and exempt letter request, the traffic report by KLOA, and geotechnical reports of the soils.

A preliminary engineering plan was submitted by the petitioner consisting of three sheets prepared by Manhard Consulting, dated October 26, 2018. The Preliminary Engineering Plan is confined to the on-site improvements only; there are no plans that have been submitted for the off-site improvements; some of which are identified in the various petitioner's reports or other submittals. The Preliminary Engineering Plan shows the general site layout of the proposed streets and right-of-way, water distribution system, pipe size, sanitary sewer system location, pipe size, pipe slope, pipe invert elevations, approximate manhole rim elevations, the general storm sewer layout for pipe location only, stormwater storage locations and storage volumes, street light locations, typical right-of-way cross section showing the proposed street composition, sidewalks and other elements of the right-of-way construction. There are a number of other items that are required by Village Code, Title 11, Chapter 4, Section 6 of the Site Plan Review Ordinance. These documents are necessary to do a complete and thorough review of the application. The site plan showing the percent of impervious and pervious surfaces; location of existing and proposed transformers; report or statement on threatened or endangered plants and animals; trees proposed for preservation, if any, including the methods for preservation; berms and identification of the slopes; existing and proposed grade superimposed onto a landscape plan; a plant list for each plant on the landscape plan and areas designated for sod or seed; the

Engineering Plan Site Geometrics; existing and proposed grades at 1-foot intervals; calculations showing compliance with Title 10, Chapter 12 of the Village Code, which is the Village Stormwater and Flood Plain Management Ordinance; location of existing and proposed traffic regulation signs, an estimate of cost of public improvements; and the Covenants, Conditions and Restrictions which detail the maintenance of common areas and other aspects of the subdivision improvements.

This table represents potential impact to Village maintenance and operation resources, personnel, equipment, emergency response, long-term repairs of Village infrastructure. The quantity of new water main, sanitary sewer expansion, water and sewer customers, the length of new streets and sidewalks in the new subdivision will create additional burden on the Village to own, operate and maintain those systems. They have determined the existing Village network, which is shown in the middle of the table, and the proposed expansion on those systems that the Four Seasons at Indian Lakes project will create. The increase in those systems range between 4 and 9.1 percent of things that the Village will have to own, operate and maintain. Their conclusion is that the additional infrastructure will increase Village expenses to maintain these systems.

To assist with their review of their project in more detail, the Village has retained independent third-party consultants to review certain site engineering aspects of the development proposal. Their review work consists of a review of the complete development submittal with compliance with the Village Code's regulations, other agency regulations, standards and engineering and construction practices. All of the information furnished by the petitioner was provided to their consultant engineer review team to take a look at the impact of the proposed project on their sanitary sewer collection and treatment systems, on and off-site drainage collection and routing; runoff control, wetland impact, on and off-site traffic impacts and impact to our water distribution system. Our staff review also considered the impacts during the construction period and the post construction maintenance needs by the Village and Homeowner's Association.

Mr. Prohaska stated that they are going to hear from Mr. Carl Fischer of Baster and Woodman Engineers, and he will address our wastewater collection and treatment systems. We will hear from Mr. Erik Gil from Christopher B. Burke Engineering, Ltd, who will address our drainage plan. We will hear from Mr. Jim Woods from Civiltech Engineering, who is the Village's Traffic Consultant. We will hear from Ms. Kelly Borman from Crawford Murphy and Tilly, who will discuss our water distribution system.

Moved by Commissioner Coleman, seconded by Commissioner King to take a short recess at 7:45 p.m.

Ayes: All Commissioners Present

Nays: None

Absent: None

Motion Carried

COMMISSONER FLOOD LEAVES MEETING AT 7:45 P.M.

Moved by Commissioner King, seconded by Commissioner Coleman to resume the meeting at 8:00 p.m.

Ayes: Commissioners King, Coleman, Damato, Troiola, Vitacco and Chairman Jaster

Nays: None

Absent: Commissioner Flood

Motion Carried

Chairman Jaster stated that he has been informed that they have approximately 30 to 40 minutes left of testimony at which point we will begin the public comment section of our hearing.

Mr. Carl Fischer introduced himself. He was sworn in at the last hearing, He is with Baxter & Woodman, with offices at 8678 Ridgefield Road, Crystal Lake, Illinois. He stated that he has a Bachelor's Degree in Civil Engineering from the University of Illinois in Champaign in 1974. He is a registered professional engineer in the State of Illinois and a Board-Certified Environmental Engineer of the American Academy of Environmental Engineers and Scientists. His first two years of employment was with the DuPage County Health Department; the rest of his 44-year career has been spent as a consultant engineer here in northeastern Illinois; the last 23 years with Baxter and Woodman. Over his entire career, his primary focus has been wastewater transport and treatment. He has served Bloomingdale for over 40 years. He is the Principal Designer of Bloomingdale's Reclamation Facility. He has designed five major upgrades to the water reclamation facility in 1979, 1997, 2007, 2011 and now in 2019, which his team and him are just wrapping up. Baxter and Woodman's role on the engineering review

of the Four Seasons at Indian Lakes was an analysis of its impact on the Village's wastewater collection system and water reclamation facilities; specifically, their focus was on the petitioner's preliminary site plan, sanitary sewer plan and commercial area concept sketch.

For the sewer analysis, they reviewed the petitioner's design against the Village's codes, construction and design standards of August 2007 and standard details of March 2007 and subdivision regulations of August 2007 and Title 9 of the Village's Municipal Code, which is the general sewer and water regulation rates and charges.

For the water reclamation facility analysis, they reviewed the impact of the petitioner's development against Illinois State statutes, Title 35, Subtitle C, Chapter 2, Part 370 the Illinois recommended standards for sewage works which are an adaptation of the recommended standards for waste water facilities also know as the ten State standards established by the Great lakes over the Mississippi River Board of State and Provincial Public Health and Environmental Engineers. Their calculations were semi-manual; they made them using Microsoft Excel; they did not use computer modeling software. He stated that the Village's existing waste water system extends a little west of Costco on Army Trail Road. It collects and transports wastewater to the water reclamation facility on Glen Ellyn Road. The main sewer is on Schick Road; most of the sanitary sewer west of Bloomingdale Road feed into the Schick Road sewer; from Bloomingdale Road, the main sewer winds its way down to the water reclamation facility.

He referred to his slide and stated that this is the north half of the proposed Four Seasons at Indian Lakes. The blue lines are the water mains; the pink lines are the storm sewers, and the green lines are the sanitary sewers. The sanitary sewers would flow generally east and north and would discharge into the existing Schick Road sewer near Villa Way. This is the south half of the proposed Four Seasons at Indian Lakes. The sanitary sewers would flow generally east and south and would discharge into the existing Cardinal Drive sewer at the point where Cardinal Drive turns and heads north. The existing Cardinal Drive sewer flows north and discharges into the existing Schick Road sewer.

Their findings from the analysis on the impact that Four Seasons will have on the Village's wastewater collection system. The existing Cardinal Drive sewer, the Schick Road sewer, and all of the downstream sewers have sufficient capacity to accept the additional load from Four Seasons at Indian Lakes and transport it to the water reclamation facility during dry weather. What they do not know is whether those sewers have sufficient capacity during wet weather. If Four Seasons at Indian Lakes moves forward, the

Village must determine the flow in each of the existing Village sewers during wet weather and then determine if there is sufficient capacity remaining for the additional load from the Four Seasons during wet weather. This wet weather analysis on the Village's existing system would be Phase 2 of their study.

Beyond sewer capacity, they also reviewed the petitioner's sanitary sewer plant for compliance with codes and good design practice. They identified 12 concerns with the most significant is that the petitioner should identify off-site easements and right-of-way needs.

These are their findings from their analysis of the impact that Four Seasons will have on the Village's existing water reclamation facility. All the treatment processes at the water reclamation facility have sufficient capacity to except the additional load from Four Seasons at Indian Lakes during both dry weather and wet weather. However, Four Seasons will have one significant impact; the third aeration tank will have to be constructed earlier than previously planned. The estimated cost to construct this tank is \$7 million.

The Village's water reclamation facility on Glen Ellyn Road currently has two aeration tanks. The current plan is to construct a third aeration tank when the Village's growth requires it. Based upon the Village's growth projections, including residential, commercial and institutional growth, the third aeration tank would not be needed until sometime after 2040. However, if Four Seasons at Indian Lakes is constructed, it will accelerate the need to this third aeration tank. They predict that the third aeration tank will have to be constructed by the year 2030. The Village will have to monitor the loading on its aeration tanks and decide exactly when to construct the third aeration tank. If it were constructed today, it would cost \$7 million. That cost is expected to rise to \$11 million by 2030 if inflation and construction costs continue to rise at 4 percent per year. 4 percent is the actual average annual rate of inflation in heavy construction costs in the Chicago metropolitan area over the last 26 years.

Mr. Erik Gil was sworn in. Mr. Erik Gil introduced himself. He works for Christopher Burke Engineering with offices at 9575 W. Higgins Road, Suite 600, Rosemont, Illinois. He is a project manager in the Water Resources Department. He has a Bachelor's Degree in Civil Engineering from the University of Florida. He has been living in this area for over 30 years. He has various certifications, including Flood Plain Manager, Erosion & Sediment Control and Stormwater Quality. He has been a stormwater reviewer for various municipalities in this area, Addison, Carol Stream,

County of DuPage, City of Naperville, and a couple of other communities in Cook County.

He showed the Commission a 1939 aerial view of Indian Lakes. He stated at this time, most of the area is undeveloped with no golf course.

He showed the Commission a 1985 aerial view of Indian Lakes superimposed with the current boundaries and the lot properties that exist surrounding the Indian Lakes site. In 1956 there was no golf course and really no development surrounding the area.

He showed the Commission a 1978 aerial view of Indian Lakes with the golf course being present and some development coming up in adjacent areas.

He showed the Commission a 1987 aerial view of Indian Lakes with a lot more development and the golf course with the hotel and almost fully developed.

He showed them a slide with the corporate limits of the Village and in color are the different water sheds. Water sheds are drainage patterns. He stated that this color split is the way that drainage flows. He said this property has a unique drainage pattern and that it sits on top of three major water sheds; Salt Creek, Klein Creek and East Branch.

He stated that the flow from the site that some of it can go south, west, north or east. It flows in all directions.

He showed a plan from 1973 where there was a drainage system installed by the Village to try to help some of the flooding that has occurred in the area and that flooding is shaded in blue. He said what is important about this shared drainage system is that it currently flows through the site and is something that crosses a major water shed; it goes from the east branch to the south to Springbrook to the north and that is one of the requirements that DuPage County Ordinance has in terms of limiting what you can and cannot do. This is something when the site is developed, they will have to deal with that existing storm sewer system, which is shared with the Village and crosses major water sheds.

Since the development of the golf course and as flooding has occurred in this area, the Village has undertaken various flood control improvements.

Another drainage improvement that the Village undertook in 1982 was with the idea of helping the neighborhood with flooding problems.

There is also an existing lift station inside the golf course and that is part of the shared drainage system.

He goes over the flood plain and detention. He shows them the detention and retention area surrounding the site. There are some within the golf course itself and various ones surrounding the site.

He referred to the stormwater collection. There are a lot of storm sewers that the Village has either built or through development acquired and maintains and all those collector systems eventually end up in one of the rivers, either Klein Creek, Salt Creek, Springbrook or the East Branch of the DuPage River.

He goes over the soil patterns.

He points to the proposed development. In blue, are the proposed detention facilities.

The first comment he has is the detention storage volumes will need to be sized to both meet the requirements of the Ordinance and also so that there are no off-site impacts. He said they did not receive calculations; he still needs to evaluate that, but in his opinion, those footprints might increase based on his experience in order to meet those requirements.

Conveyance path will need to account for off-site area runoff entering the site.

The grading plan was missing to evaluate interior drainage patterns and to evaluate potential impact to surrounding properties.

Effective removal of pump station is unknown.

Elimination of the shared drainage system needs to be evaluated.

In terms of access, all of these detention basins that Mr. Kracower alluded to, they need to have access in order to maintain them. In order to maintain these detention basins, they need to have access and the ground to be able to hold utility vehicles.

Mr. James Woods introduced himself. He was sworn in at the last hearing. He is a project manager at Civiltech Engineering. He received his Bachelor of Science and Civil Engineering Degree from Valparaiso University in 1997. He is a licensed professional engineer in the State of Illinois. He is also a professional traffic operations engineer, which is a national certification. He

has 22 years of experience performing and reviewing traffic studies and also working on preliminary engineering and environmental studies for roadway projects throughout the Chicago region. Civiltech is a full-service transportation engineering firm. His business address is 2 Pierce Place, Suite 1400, Itasca, Illinois. They have worked with the Village on many occasions over their 30-year history. For example, they performed planning and design work along Schick Road, east of Bloomingdale Road, to help reduce cut-through traffic there. They provided services on Lake Street at the Schick Road intersections, and Springfield Drive. They are familiar with the transportation system in the area.

They are now retained by the Village to review the petitioner's traffic impact study to make sure that all of the applicable standards are being followed and any traffic impacts associated with the development are being adequately mitigated. In addition, to reviewing the traffic study, they also looked at the site plan from a traffic operation standpoint.

In regard to the traffic impact study, from an overall methodology standpoint, they found it was completed generally following the industry's standard format. At the previous Plan Commission hearing, the petitioner did present an overview of the results and conclusions of their study. The methodology they used they first conducted traffic counts at nearby intersections; they identified that morning and evening were peak hours on a typical weekday. They modeled the existing traffic conditions out there to tell us what is happening out there today. The results of those analyses are average control delay per vehicle and that tells us an average of service. They are much like school report cards. They range from A to F based on the amount of delay that an average motorist might experience. A is the best with F being the worse. The traffic signal in the Chicago area, the level of service D is typically considered the lowest satisfactory level of service by many agencies. The study investigated 8 intersections along Schick Road, Springfield and Bloomingdale Road. Three of those are controlled by a traffic signal and the other five are controlled by stop signs. A level of service grade was assigned to each of those intersections. The study then selects a future design analysis.

He goes over the eight intersections that the petitioner reviewed.

He referred to the Schick Road and Springfield Drive intersection. He said they generally concurred with the applicant's findings that there is sufficient capacity here to accommodate the increase of traffic. They recommend that some signal retiming could improve the operations here. This should be added to the study.

He referred to the Bloomfield Parkway intersection at Schick Road. This is a stop sign controlled intersection on the north and south approaches. During the morning peak hour, the operation is generally acceptable, but in the evening peak hours, the left turns from those two side streets are very difficult. Both of those operate at an F. As background traffic increases and development traffic is added in, that level of service continues to be an F. The delays get progressively worse.

They looked at the westerly site access driveway in the Indian Lakes property, which is a stop sign controlled intersection on the driveway leg. This access will primarily serve the existing hotel site and the future commercial development. Similar to the Bloomfield Parkway intersection, it should operate fairly well in the morning, but in the evening peak hour, the level of service will be at the D range for the motorists turning left.

He referred to the central Indian Lakes access drive, which is aligned with Country Club Drive. This operates at a level B at both peak hours. There is a light at this intersection. The development does propose to reconfigure the south leg of this intersection to put in a left turn there. With that improvement, that location will satisfactorily accommodate the traffic.

They would like to see a geometric concept plan to see how these intersections can be built within the right-of-way that Mr. Kracower talked about.

He referred to the easterly development access which is aligned opposite Villa Way. This would remain stop sign controlled on the side streets. Petitioner has proposed that Schick Road be widened there to provide that center median to provide left turns into and out of this site. They concur with this, but they are not convinced that all of that can fit effectively in this area. They are looking for more information here.

He referred to Cardinal Drive. This is a side street with a stop sign control at Schick Road. There is no center median. The morning peak hour, the development degrades from level C to D. In the evening peak hour, it drops from a C to an F.

He referred to Schick Road and Bloomingdale Road, which has a light. This is a very heavily travelled, especially during the peak hours. During the evening, they run at an E level except eastbound to northbound left turn movement, which is an F. Any improvement to this intersection is going to have to be coordinated with DuPage County IDOT.

Staff has a concern about the impact of large volume of site construction vehicles and the impact on the roadway, especially Schick Road. The addition of these large volume vehicles could add the equivalent of several years' worth of pavement deterioration to Schick Road.

He shares the concern with Mr. Kracower that there is only one access point.

The entire site plan is being proposed with the 50-foot road right-of-way, which is 16 feet narrower than what the Village typically requires. They have asked for that geometric concept plan. They do not think that 50 feet is going to be enough.

They also have concerns with the narrow 50-foot right-of-way; that results in a narrow 5 ½-foot grass parkway between the sidewalk and the curb. They would like the petitioner to demonstrate that fire trucks would be able to make those turns and appropriate corner cuts.

They have asked for all proposed traffic control devices be shown on the site plan for review.

Ms. Kelly Borman was sworn in. She introduced herself. She is the Project Engineer with Crawford Murphy & Tilly with offices at 550 N. Commons Drive, Suite 116. She obtained her Bachelor of Science in Civil Engineering in 2004, and she is a registered professional engineer. She is here tonight to fill in for Theresa O'Grady, who is Project Manager. She is the Water Resources Group Manager with a Bachelor of Science in Civil Engineering from University of Illinois in 1994 and she is also an Illinois professional engineer. She was not able to join them this evening due to a scheduling conflict. Crawford Murphy & Tilly has worked with the Village for over 30 years on water system engineering projects, including hydraulic modeling and water master plan. Crawford Murphy & Tilly performed a review for the proposed development using the Village's water system hydraulic model. The hydraulic model includes the entire water distribution network. The proposed development included the pipe network water demands and required fire flow and this information was input into the hydraulic model. There are five connection points within the model that shows the first connection pointing to the west at Glen Garry Drive. There are three connections on the north to Schick Road and one connection to the south on the water main between Cardinal Drive and Meadowlark Road. The existing system model was run under maximum day demand with and without the proposed development to determine the impact on pressure and available fire flow, which is flow you can obtain from a hydrant. There was a minimal decrease in pressure less than one psi and a minimal decrease in available fire flow less than 50 gallons per minute systemwide with the proposed

development. Fire hydrant spacing has been preliminarily evaluated and it appears as though there may need to be a public water main loop to allow a fire hydrant next to the amenity center. The design of the water main loop and the fire hydrant spacing would have to meet requirements of the Illinois Plumbing Code and Illinois Department of Public Health Requirements at the time of permitting. In their evaluation, they identified a few options for consideration. The first option is construction of a large diameter pipe through the development to reinforce the water distribution system, reduce criticality concerns and improve available fire flow. The second option is a water main connection to the east connecting to the large diameter water main at the existing water tower site, which is east of Cardinal Drive. The third option is connecting to the existing water mains on the south and north side of Schick Road near Castlerock Drive. The fourth option is on the south side; the existing 8-inch water main crossing the golf course is not in good condition and needs replacement. Consideration should be given to connecting the proposed water main to Cardinal Drive on the east and Meadowlark on the west.

Moved by Commissioner King, seconded by Commissioner Damato to open up the floor to the public.

Ayes: All Commissioners Present

Nays: None

Absent: Commissioner Flood

Motion Carried

Commissioner King stated that the Commission received a letter from a resident who could not be present tonight. His name is Phil Spiewak who lives at 409 Meadowlark Road, Bloomingdale, Illinois. Mr. Spiewak stated that he is here tonight and would like the letter entered into the record.

This letter is entered into the record as Exhibit # 7. Commissioner King reads the letter into the record. In summary, Mr. Spiewak does not think that the zoning should be changed. If this space is developed, it should fit in with the homes that are on the former golf course. He is concerned with flooding. He does not want all of the trees removed. He would like the gas pipeline running through the property addressed. He worries that the builder may start the project and then go bankrupt. He is concerned with the proposed narrowing of the streets.

The following people were sworn in for the hearing.

Maryann Baucom - 280 Longridge Drive, Bloomingdale, IL

Jonathon Badalamenti - 199 Wellington Drive, Bloomingdale, IL

Jody Gander - 376 Cardinal Drive, Bloomingdale, IL

Al Niles - 260 Bobwhite Lane, Bloomingdale, IL

Julie Schroeder - 171 Benton Lane, Bloomingdale, IL

Carol Chesick - 141 Longridge Road, Bloomingdale, IL

Carol Khoury - 171 Wellington Drive, Bloomingdale, IL

Barbara Maring - 349 Wentworth, Bloomingdale, IL

Richard Hohol - 405 Meadowlark, Bloomingdale, IL

Ross Caputo - 139 Founders Pointe, Bloomingdale, IL

Alphonso Peluso - 277 Pheasant Lane, Bloomingdale, IL

Mary Thornton - 147 Canterbury Court, Bloomingdale, IL

Dave Heidner - 159 Wellington Drive, Bloomingdale, IL

Bob Roski - 266 Red Wing Court, Bloomingdale, IL

Joan Walendy - 248 Harvard Lane, Bloomingdale, IL

Donald Namyst - 252 Cardinal Drive, Bloomingdale, IL

Chairman Jaster asked those with numbers 1 through 10 to line up at the microphone, and those with numbers 11 through 20 to line up at the microphone on the other side.

Ms. Maryann Baucom introduced herself to the Commission. She resides at 280 Longridge Drive, Bloomingdale, Illinois. She is card #6. One thing that she has noticed is that when they did the traffic study, nobody bothered to sit on the corner of Schick Road and Longridge Drive. It is almost virtually impossible now to make a left-hand turn onto Schick Road from her subdivision. They often have to cross over Schick Road, make a right-hand

turn, turn into another street, back out, go down and make a right-hand to go left. She said if they add in more cars it is going to be impossible. She has a friend that was the former regional sales manager for Caroline, which they have mentioned and brought up several places, and she asked him quite blank of the residents that lived in Caroline, how many of them drove. He said 90 percent of the people who purchase in Caroline drove and had a car and of that, at least another 50 percent had a second car. According to those percentages, that is a lot more than 148 cars that are going to be on Schick Road. What are they going to do for the four streets east of Cardinal so they can get onto Schick Road and make a left-hand turn?

Mr. Jonathon Badalamenti introduced himself to the Commission. He resides at 199 Wellington Drive, Bloomingdale, Illinois. He is card #7. He stated that they have been through two summer seasons at this point and the grass has not been cut on the course. He would like to ask the Commission and the Village to consider the effects on the residents around the course as it is today and that they offer a little bit more strict understanding that the community wants to see this maintained in a better way than it is. He said to please build some goodwill with the community in the course of looking through this project; he is sure there are going to be some twists and turns, but please maintain the course. Additionally, maintain Schick Road. Since the course closure he is not seeing anything being planted there as well. He has seen that parkway overgrown and the land around it just looks terrible. He said he knows there are proposed developments to the hotel itself that are being held hostage with this development project; he thinks there is some scope of work that probably can be done there. He would love to see something happen with that. With the restaurant closure, there is essentially nothing that looks even remotely open along the drive through Schick Road. He would like to know what the impact of the demographic change is going to add to the community in the long-term; he is guessing 1,000 people would be added to this community of 21,000 all 55 and older who are already 5 or 7 years over the median age. What does not mean from a consumer standpoint? What does that mean from the material needs of the community itself? Also, they have not explored of what the community should look like and what it looks like today. Are they looking for a more affluent community with people who are empowered and available and able to make money with larger lot homes to be there or something that is going to involve folks that may or may not be retired? He is right off of what he believes was proposed drainage 2. He said this would probably be 65 feet from his backdoor; he has two young kids and he does not want water that close to his house. He is concerned with their grading changes. He is also concerned about the cost of maintenance on all of the narrow pathways that are being surrounded by these 9 or 10 waterways that they are going to add here. Why are they moving those from inside of the property to outside of the property and if it

is for the benefit of greenery, he does not think it will make much of a difference. He is concerned with the 10 years of construction that they will have to endure. He said the traffic study mentioned about 100 vehicles for the peak hour in the morning; he believes there is going to be more traffic than that.

Ms. Jody Gander introduced herself to the Commission. She resides at 376 Cardinal Drive, Bloomingdale, Illinois. She is card #4. She lives on the lower level of Cardinal that is close to Army Trail. They have a lot of cut-through traffic where people are trying to beat Bloomingdale Road. They go through Cardinal Drive through that area and cut through the subdivision between Schick and Army Trail Road. She did not see this on the traffic report. She is curious to what the impact would have for additional cut through traffic to come through on Cardinal. Are they going to cut Cardinal in half like they did on Circle Avenue where they cut the through traffic going to the Park District?

Mr. Al Nies introduced himself to the Commission. He resides at 260 Bobwhite Lane, Bloomingdale, Illinois. He is card #5. He has lived here since 1975; he bought his property from Branigar in 1972. He has been a registered professional engineer in the State of Illinois for 40 years, and he is also registered in the State of Florida. His concern has to do with the flooding requirements and the design criteria that was laid out in the Manhard report. In his opinion, the design criteria are very inadequate, and therefore, the flooding provisions will also be inadequate. He stated that he just listened to Christopher Burke Engineering, and he did not hear them question the design criteria used by the Manhard report. He must assume that Christopher Burke Engineering is going to take that design criteria at face value. If that is the case, that is his problem. The design criteria as he understands it is that the worse case design basis is the 100-year flood; he is not sure if it is a 24-hour event or a 2-hour event. In his mind, the 100-year flood is not a good design criterion. Most people think that when they hear a 100-year flood, it is a flood that occurs once in 100 years. That is not the case. It means that there is a 1 percent chance in any year every year for that flood to occur. If they run the numbers, what that means is in a 30-year mortgage, there is a 26 percent chance of seeing that worse case flood. His second problem with the design criteria, he believes that their design criteria is inadequate because it is based on the data that is 10 to 50 years old. They used data from the historical data from the U.S.G.S. dating back to 1954. They used FEMA flood rate maps dated 2004 and 2010. They also cite historical floods in Bloomingdale from 1971, 1987, 2008 and 2009. They completely missed the floods of 1976 and 1978. He does have personal photographs of those two floods. He said using data that is 10 to 50 years old is completely unrealistic. He said by using that data which was defined as a 100-year flood

in the Manhard report is probably now a 50-year flood. In 10 years, it could be a 20-year flood. Basically, flooding events are increasing in intensity and frequency. The flooding definitions used to design the stormwater provisions to this new development must be based on expected conditions 50 years in the future and not 50 years in the past.

As a final concern, he thinks that the pumping station that the applicant chooses and wants to remove, should remain right where it is. This pumping station was not there in 1978. It has capacity to drain the water out of Lake Illini. Back in 1978 when they had the flood, waters rose in Lake Illini and they rose in their streets and did not recede. The city brought in some above ground pumps to try to pump down Lake Illini, but those pumps were limited. After two weeks of being under water, the City had to take some drastic action and what they did was they brought in a backhoe and they cut a channel in the back of Lake Illini to the north to drain it. Those pumps can be used to help control the level of Lake Illini if he understands that right; he thinks they should stay.

He said when Branigar developed Indian Lakes Estates in the late 1960's and early 1970's, he had one goal and one goal only in mind and that was to maximize profits. That is exactly that they did. With the new development as proposed, history is about to repeat itself, and it is up to all of them that it does not.

Ms. Julie Schroeder introduced herself to the Commission. She resides at 171 Benton Lane, Bloomingdale, Illinois. She is card #8. She is also interested in what needs to be done if they do not go with this development. One of the things that was talked about at the last meeting was the stormwater management and how that would be handled with the development. She is looking for more information on if they do not go with the development, does work still need to be done, and if so, how is Bloomingdale going to handle that and what are the costs if they go that route?

Ms. Carol Chesick introduced herself to the Commission. She resides at 141 Longridge Drive, Bloomingdale, Illinois. She is card #9. In August, she will have lived here for 39 years. It is located on the corner of Longridge and Schick. She stated that she has had terrible dreams about Schick Road. She said years ago she had a waterbed, and it would vibrate from the traffic. If this development moves in, we move out. She said if they widen Schick Road, she is going to lose half of her yard. She feels much better at this meeting than the last one. She has her fingers crossed and is praying that they are not going to accept this.

Ms. Carol Khoury introduced herself to the Commission. She resides at 171 Wellington Drive, Bloomingdale, Illinois. She is card #10. She has been a resident of Bloomingdale for 39 years; she is very happy here. At the last meeting, they were talking about \$300,000 homes; she believes they were proposing to put them on the west end where she lives and that would very much devalue her property. They would be putting the least expensive home there. She asked where are they going to widen Schick Road to? Are they going to take the sidewalks away? There is no room to widen Schick Road and who is going to pay for it? Her taxes that will go up?

Ms. Barbara Maring introduced herself to the Commission. She resides at 349 Wentworth, Bloomingdale, Illinois. She is card #20. She moved to Bloomfield Club four years ago. She said at first, she thought an age-restricted community sounded okay and would help the schools, but she has changed her mind. She did not know that 535 homes were planned. She commends the Village for the professionals that spoke tonight; she feels better about this project not going through. She said she went on-line to look at the design, and she was appalled when she saw what the homes looked like. To her, they are nothing like the other houses in Bloomingdale. They are far too narrow. The way the streets are laid out are unappealing. She is a real estate broker. She was also appalled by the exterior of the houses. She stated that most of the houses in Bloomingdale are primarily brick or other masonry exteriors. She said at the last meeting, they talked about fewer people living there, but houses with 2 ½ baths, kitchen, laundry room, but they said there were going to be far fewer fixtures. She has a problem with that; a house with kids with this are going to have the same number of fixtures.

Does the area need more medical office buildings? She has a concern with office buildings going up.

She said if this development would go through; she hopes it would be raised in aesthetics and lower in number.

Chairman Jaster asked those with numbers 21 through 30 to line up.

Mr. Richard Hohol introduced himself to the Commission. He resides at 405 Meadowlark, Bloomingdale, Illinois. He is card #11. He has lived at his residence since 2000. It surprises him that they have not heard a lot of their residents in favor of this project; he is also going to be joining them in being opposed. He said not that many years ago the Village paid a lot of money to buy the nine-hole golf course to keep the remaining part of the golf course open as open space. The petitioners used different parameters when they were doing their density analysis; this indicates to him an intent to mislead;

they have to assume a lot of the rest of their analysis would be suspect as well. When they did not provide all the required analysis because this is a large national firm, he has to assume that this lapse is intentional. The petitioner is asking to change the zoning to R-2C but then they are not happy with that; they are looking for substantial and significant exceptions to the zoning that they are trying to get approved. He has something that was prepared by the petitioner; on there they have an illustration on how they are going to protect the surrounding neighborhood with berming and changing the grade. On this illustration, it looks like they do a very good job in keeping the surrounding houses above the water line, but their proposed houses are about 2 to 3 feet below the high-water line so their development itself would be under water. They also are showing the existing grade and the proposed grade which is raised, but that is going to change the drainage patterns. He stated the changing of the grade changes the whole drainage pattern.

Mr. Ross Caputo introduced himself to the Commission. He resides at 139 Founders Pointe, Bloomingdale, Illinois. He is card #12. He said they have 535 homes being built there; he has heard nobody say why 535 homes? Why can't it be 300 or 200? If this thing goes bankrupt, and he foresees it. If you have a big development like that and get the people in there, they have to sell everything to make their money back. He thinks a lot of these homes will not sell.

Mr. Alphonso Peluso introduced himself to the Commission. He resides at 277 Pheasant Lane, Bloomingdale, Illinois. He is card #16. He is an architect, builder and college professor. He would like to make three points tonight. (1) is about sustainability, technology and architectural style; (2) he does not think that the developer is in touch with the people that will live in this community, and (3) in his professional opinion, he does not think that this development will succeed.

In regard to sustainability, technology and architectural style, sustainability means a lot of things. It means things like green materials, using less water and using less energy, but it also means creating a sustainable development not for only people that will purchase today but the people that will purchase down the road. Along the lines of sustainability, he is also concerned with the removal of over 1,000 trees and what that does to the ecosystem; it essentially eliminates the ecosystem that is created in that area. He has designed and built three homes in Bloomingdale and Keeneyville, and in those three homes, there is more sustainability and technology than in all of the 500 homes proposed. Along the lines of architectural style, this southern plantation binocular will not work well with the binocular of the Midwest. He stated that he is 47 years old. In 8 years before this development is

completed; he will qualify as a person who can live in this community. He stated that it does not fit his interests, and they are not in touch with what his interests are. He does not know what pickle ball is. He moved into Bloomingdale 11 years ago, and the north outlots of Stratford Mall, there was a residential housing project that is still ongoing 11 years later. He wondered why anybody would build residential homes in an outlot of a shopping mall. More recently another development in the south outlots of the shopping mall. He said they have those two developments that surround a shopping mall whose future is uncertain, and they have a third development that was brought up tonight where the developer went under, and now there are 16 lots remaining. He wonders with those three developments ongoing and the uncertainty of the mall, why would they want a fourth development at a much larger scale. If this development fails with the size that it is, Bloomingdale will have a real problem on their hands.

He said he has not seen anything about soil testing. He knows that Indian Lakes is infamous for having some soil that is questionable for building. He has not seen anything about the reports and if this land is actually buildable and what if it is not. He would ask that the developer look a little more closely at the surrounding neighborhoods. The neighboring subdivision of Indian Lakes is probably one of the best subdivisions in the country. He said the way to make a community is not about cramming as many homes that we can into a development.

Ms. Mary Thornton introduced herself to the Commission. She resides at 147 Canterbury Court, Bloomingdale, Illinois. She is card #17. She said the traffic study did not seem to address anything east of Bloomingdale Road and Schick Road. She said living in a development on the corner of Schick and Bloomingdale Road, traffic is already significant; people do not want to wait in the morning to make a left-hand turn so they go down Schick Road. She stated that putting more cars on the road is going to be problematic. In the evening, if you are in her development and want to make a left-hand turn onto Schick Road it is very difficult. She said the traffic study talked about people over 55; she is 65 and she still works for a living and still pretty active. She has concerns about potential flooding. A few years back she flooded on her property off of Bloomingdale Road. She said kudos to the Village; the Village really went to bat with the County and they got the pipes at the intersection of Bloomingdale and Schick increased to a larger diameter to handle the water flow; they have not flooded since then. She said when she was here at the last meeting, the petitioner was talking about their property and it seemed like their only maintenance was to be landscaping and snow removal.

Mr. Dave Heidner introduced himself to the Commission. He resides at 159 Wellington Drive, Bloomingdale, Illinois. He is card #18. The first thing he would like to say is that he is not a person here who bought their home 27 years ago that is living on the golf course that thinks that forever it should be a golf course. He said this man has the right to sit here and go through this process. With that being said though, he would like to share some things. He has lived in the same house and bought it brand new back in 1990 and he does back up to the golf course; this is not the reason he is standing here. The reason he is standing here is that he sat on the Board for 20 years for the Bloomfield Club, in which he was the President. He said when you look at the two developments, they do have some similarities. There are 437 homes in that development and he is asking for another 100 more. Back at that time, the developer did go bankrupt while that development was being built, and at the end somebody else came in and they sold off the luxury home lots there. This is a community that basically has 100 of these more like senior homes inside of there like 55 and up. There are 80 luxury homes that have priced over the 27 years almost up to \$1 million. There are also about 200 of the town homes. He is coming before the Planning Commission on behalf of that Board and the residents that lived inside here twice in the 20 years that he was there. The first time he came before the Planning Commission is when Mr. Morris wanted to develop the 20 homes in Los Lagos, which are 20 of the finest homes in the Village of Bloomingdale. With that being said, they were very much in favor of him doing that development. They had no objections, and there wasn't this kind of turn out for these developments. The reason is because he was adding value to their properties. The next time he came before them was when they put the town homes up, and they wanted to develop the town homes that are on the corner of Springfield Road and Schick Road, the southwest corner (Toll Brothers). He said they are still not done with this development.

He said in this particular case, for this development, there is nothing to support. He said they are watching American greed in the ultimate form. He said the developer has the right to go through this process, but it does not mean that they have to stand here and accept it.

He said this project started two years ago, and he questions if the developer listened to the residents. They are proposing the same thing that they looked at two years ago.

He talked about the owner of Indian Lakes and the closing of the golf course.

He is concerned with the traffic for this project. There is only one way out.

He said they will continue to come to the meetings until this is finally done. There is an answer to the problem; he assures them that this is not the answer.

Mr. Bob Roski introduced himself to the Commission. He resides at 266 Red Wing Court, Bloomingdale, Illinois. He is card #13. He thinks it is important when you look at a project of this nature that you not only look at the project itself, but look at the people that are involved in it. He went on line and did a bunch of investigative work and looked into K. Hovnanian Homes. He was really stunned about some of the things that he read. He read things such as disappointment, frustration, anger, poor customer service, poor craftsmanship and major construction issues within the first 24 months.

Ms. Joan Walendy introduced herself to the Commission. She resides at 248 Harvard Lane, Bloomingdale, Illinois. She is card #19. She lives a little bit away from this proposed property. She stated that when Bloomingdale was going to get rid of the golf course on Glen Ellyn Road she went out and canvassed. She felt bad when Indian Lakes closed. She said Indian Lakes was empty; they are saturated with golf courses. This area is eventually going to be developed, and they need to develop it the best way that they can. People have talked about how long they have lived here; she has lived here 46 years. Her husband was a Commissioner so she knows they are trying to do the best for Bloomingdale. She said why can't they get together instead of it being us against them? Why can't they work together and do something that both sides are going to be happy. She has many friends that live at Grand Dominion and she goes there; she does not see another car on the street. They have 735 homes; they sold out in 10 years completely. This was in the height of the 2008 depression when everything fell apart. She said money will come in and help taxing organizations in Bloomingdale; it will help the schools; it will help the parks. She hopes that their local government can work together with developer.

Mr. Donald Namyst introduced himself to the Commission. He resides at 252 Cardinal Drive, Bloomingdale, Illinois. He is card #21. He said he remembers when you go see a doctor to examine your eyes, they ask you is this better or worse. He thanks the Commission for listening to the public. He hopes that they will take it into consideration what is better or worse.

Moved by Commissioner Damato, seconded by Commissioner Coleman to close the floor to the public.

Ayes: All Commissioners Present

Nays: None

Absent: Commissioner Flood

Motion Carried

Moved by Commissioner King, seconded by Commissioner Vitacco to recommend to continue this hearing to the May 14, 2019 hearing.

Ayes: All Commissioners Present

Nays: None

Absent: Commissioner Flood

Motion Carried

6. OLD BUSINESS - None
7. NEW BUSINESS - None
8. CITIZENS TO BE HEARD - None
9. ADJOURNMENT

Moved by Commissioner King, seconded by Commissioner Troiola to adjourn the May 7, 2019 Planning and Zoning Commission meeting at 10:05 p.m.

Ayes: All Commissioners Present

Nays: None

Absent: Commissioner Flood

Motion Carried

Respectfully Submitted,

Sandra Aronson, Recording Secretary
of the Planning and Zoning Commission