

1 BOARD MEMBERS PRESENT:

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3 MR. JOHN DAVIS, Chairman.

4 MR. TIMOTHY COSGROVE, Member.

5 MR. JOE ROSSI, Member.

6 MS. LEAH GOODMAN, Member.

7 MR. ROLAND E. LAURIN, Member.

8 MR. STEVE GREGORY, Member.

9 MR. MICHAEL MULCAHY, Member.

10 MS. JUNE NELSON, Member.

11 MS. MARIE LUPO, Secretary.

12

13 ALSO PRESENT:

14

MR. DAVID BRUMMEL, Mayor.

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MR. RONALD MENTZER, Community
Development Director.

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17 MR. JIM DARNELL, City Engineer.

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1 CHAIRMAN DAVIS: Okay. We have an agenda and we
2 have an audience, which is a rare commodity here.

3 So, our first order of business is a
4 public hearing for the Landon Road Partnership which
5 is a petition for a special use permit approval for a
6 planned unit development on property located on
7 the -- slightly west of Landon, north of Point Oak
8 Drive.

9 What we will do tonight is the
10 petitioners, which I assume are you guys in the front
11 row, will get sworn in and provide their presentation
12 of the subject matter. When they have concluded
13 their presentation, any questions that the Plan
14 Commission has will be asked and hopefully answered.

15 When we are kind of through with our
16 business, we will throw it out to the audience for
17 any comments or concerns you may have and try to get
18 answers for you. When we are through with that, we
19 will ask the petitioner to sum it up. Then since we
20 don't really have any public input, we are going to
21 continue the hearing to another meeting, so that if
22 any pertinent stuff comes up, staff will have a
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1 chance to address it and react to it.

2 So with that said, if you would,
3 whoever, if there is more than one of you, you might
4 as well get sworn in at the same time.

5 THE COURT REPORTER: Would you please raise your
6 right hand.

7 (The oath was thereupon duly
8 administered to the witness
9 by the Notary.)

10 THE COURT REPORTER: I need you to state and
11 spell your name for me, please.

12 MR. WHITAKER: My name is Russ Whitaker,
13 R-u-s-s, W-h-i-t-a-k-e-r.

14 Again, Russ Whitaker. I am an
15 attorney with the law firm of Dommermuth, Brestal --

16 CHAIRMAN DAVIS: Before you start, do you have
17 your receipts for the certified letters?

18 MR. WHITAKER: I do.

19 CHAIRMAN DAVIS: Just hand them up to her.

20 MR. WHITAKER: Again, my name is Russ Whitaker.

21 I am an attorney with the law firm of Dommermuth,

22 Brestal, Cobine and West, 123 Water Street in
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1 Naperville, Illinois. I'm here this evening on
2 behalf of Landon Road Partnership as the owner of
3 approximately thirteen acres in Warrenville.

4 I have here kind of a location map to
5 orient everybody. It's not the greatest map, as you
6 can tell. You can see Route 56 here to the north of
7 the property. Route 59 runs to the west of the
8 property. The subject property is here, again,
9 consisting of approximately 13.3 acres and as you
10 stated earlier, it is on Landon Road, the west side
11 of Landon Road.

12 The property consists of thirteen
13 acres. It actually is comprised of a number of
14 separate parcels. The large parcel right here is
15 part of the second addition to Warrenville Estates.
16 To the north of that, there are a number of
17 individual parcels that were part of a -- I don't
18 want to call it a subdivision that occurred some time
19 in the '50s. There is some question of whether they
20 were ever legally subdivided, so there is an
21 outstanding legal question as to what the status of
22 those properties are. The good news is it doesn't

1 matter for purposes of tonight, we are subdividing it
2 and getting the issue cleaned up.

3 The remainder of the parcel is here.
4 You can see the two parcels here which are actually
5 part of the Aurora right of way, Aurora Way right of
6 way. We have made a request to the City Council that
7 they would vacate that right of way and allow us to
8 make that portion of the property part of the
9 development.

10 This is our development plan, which I
11 believe you have seen previously. It is a PUD plat
12 and a subdivision plat combined. The subdivision
13 plat provides for a twelve lot subdivision. Seven of
14 those lots are directly located along Gardenview.
15 Gardenview is the primary access here.

16 There are seven lots here fronting on
17 Gardenview. Six of those lots are buildable and will
18 be improved with homes, with custom homes, that will
19 be consistent with Warrenville zoning and subdivision
20 ordinances and will be -- there will also be a
21 homeowners association and covenants will be
22 submitted to the City governing the development and
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1 construction of homes on those parcels.

2 The middle parcel located here on
3 Lot 11 is a storm water detention parcel. That
4 parcel will be dedicated and maintained in perpetuity
5 for storm water detention. As you can see from the
6 plans, there is -- the storm water detention area is
7 fairly small, it is not a real deep detention pond,
8 although it is a wet pond. There is a two foot wall,
9 two foot retaining wall, running around three sides
10 of the pond. We think this will be a nice feature,
11 an attractive feature for the development. The pond
12 will also be constructed to meet DuPage County -- all
13 DuPage County detention requirements.

14 There are five lots to the rear of --
15 the rear of the lots fronting Gardenview. As you can
16 see back here, Lots 7 through 10 are labeled. Those
17 are all buildable lots. Lot 12 is not, it is a lot
18 that is already built upon. There is an existing
19 home on that lot and there is nothing we will be
20 doing there.

21 These are all -- Lots 7 through 10 are
22 all going to be flag lots as is permitted under your
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1 zoning ordinance and your subdivision code. They
2 will contain a twenty foot strip that will provide
3 access on to Gardenview and will have driveways that
4 are improved pursuant to fire protection district
5 standards and subdivision ordinance standards.

6 I mentioned Lot 12 over here is
7 already improved with a single family residence.
8 Again, that is part of the claimed survey from back
9 in the '50s. The existing home -- there is someone
10 living in that house, they will remain in that house.
11 The benefit of us including them in the subdivision
12 is that, as I mentioned, they are not currently a
13 legal lot of record, by including them in our
14 subdivision, that issue will be cleaned up. It will
15 also provide a means of getting water and sewer to
16 that site and possibly beyond that site.

17 So, I guess just to recap on the
18 subdivision portion of it and what will be improved,
19 it is a twelve lot subdivision, twelve of those lots
20 will be buildable lots. It will be improved with
21 custom single family homes. The average lot size is
22 approximately 40,000 square foot. The lots range in
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1 size from approximately 30,000 square foot up to
2 almost 50,000 square foot. So there is some
3 disparity in the lots there. It is a uniquely shaped
4 parcel. It is kind of an amalgamation of a bunch of
5 different pieces, so we are kind of dealing with some
6 unique circumstances here which lead to that.

7 The real final issue here is access.
8 I mentioned Gardenvue is the access route to the
9 property. The property as it abuts Landon Avenue has
10 only a 50 foot access strip, so our roadway will come
11 in there on Landon. There is really not a whole lot
12 we can do with the configuration of the subdivision
13 due to the fact that the only access to public right
14 of way is via that 50 foot strip to Landon. So
15 obviously the road is necessitated to come in there
16 and as development works, the best means of
17 organizing the subdivision is with that road along
18 the southern boundary of the property.

19 The road will be approximately
20 1,200 -- a 1,200 foot cul-de-sac, which is not
21 problematic under your code. It does resolve in one
22 issue and I will get to that in just a minute.

1 Other things related to the road, it
2 will be improved with permeable pavers. So it
3 wouldn't be your traditional blacktop road, it will
4 be similar to the roadway improvements that were
5 installed on Warrenville Road.

6 There will be a sidewalk installed on
7 the north side of the road and that is because this
8 is a subdivision with lots in excess of 30,000 square
9 feet, your requirement is that a sidewalk only be
10 installed on one side of the road.

11 There are two requests we have before
12 you tonight relating to this road. The first is for
13 a reduced right of way for Gardenview Court. As I
14 mentioned, the property is only 50 feet wide as it is
15 adjacent to this property. The requirement under
16 your code is that right of way be 66 feet. The
17 primary reason we have a 66 foot right of way is for
18 public utilities. It provides ample room for
19 sidewalks, for parkway and for public utilities.
20 Here we only have 50 feet to work with, so we are
21 doing what we can.

22 There will be -- there is a fifteen
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1 foot easement along the north of the property and
2 there is a fifteen foot easement along the south of
3 this property, in which sanitary sewer will be
4 installed and we are also, I think we mentioned,
5 installing sidewalk on the north side of the road.

6 As far as comments from the City on
7 the 50 foot right of way, it is my understanding that
8 both the fire department and the city engineer have
9 looked at the roadway design. While there may be
10 some minor issues with it, the 50 foot right of way
11 along with the fifteen foot easement is sufficient
12 for all the public improvements that are required out
13 there.

14 In conjunction with the reduced right
15 of way, we are also requesting reduced pavement
16 width. Under your subdivision code, a single family
17 subdivision can be built with a road pavement of 24
18 feet from front of curb to front of curb; however,
19 there is an exception where you have a cul-de-sac
20 longer than 300 feet, which obviously we do here, the
21 requirement is that that road pavement be constructed
22 26 feet from front of curb to front of curb. Due to
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1 the limitations of the right of way, obviously at 50
2 feet, we are asking that that pavement width be
3 reduced to 24 feet.

4 We have run this by the City. It is
5 my understanding that the fire protection district is
6 agreeable to the 24 foot width on the pavement under
7 the condition that there be no parking on either side
8 of the street, which the developer is agreeable to,
9 and under the condition that it be built to other
10 standards consistent with the fire protection
11 district.

12 That is -- I think that is kind of --
13 that's kind of the brunt of the development. I think
14 that covers the large issues. If there are any
15 questions, I would be happy to answer them.

16 CHAIRMAN DAVIS: Okay. You have got a copy of
17 the J. J. Benes engineering review of the project so
18 far?

19 MR. WHITAKER: I do.

20 CHAIRMAN DAVIS: Anything in there that you take
21 exception to?

22 MR. WHITAKER: No, there is not. I actually
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1 just on the way over here received an e-mail from our
2 engineer who reviewed it. We just got this today,
3 had a chance to look at it quickly. The response was
4 there was nothing in there that jumps out at them.

5 CHAIRMAN DAVIS: Good.

6 MR. WHITAKER: He thinks we should be able to
7 comply with all the conditions there.

8 CHAIRMAN DAVIS: Fine.

9 The success of this project is going
10 to rely on the City vacating their Aurora Way right
11 of way and then installing the sewer and water?

12 MR. WHITAKER: Absolutely.

13 CHAIRMAN DAVIS: At this point, I have no timing
14 on that situation. So as far as the process, Ron,
15 assuming we find this to be a favorable PUD, what
16 happens to it in order for it to get to some point
17 where it has to sit and wait for the sewer and water
18 to come?

19 MR. MENTZER: The City Council has been for the
20 better part of a year and a half now on again off
21 again talking about the extension of sewer and water
22 into this area of the community. In large part, that
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1 discussion was spurred on by the interest of this
2 particular developer to go forward with a development
3 on the project and the City's, I think, general
4 desire to not see additional septic and well
5 development, rather seeing something that would be
6 connected to city sewers.

7 The City Council has authorized and
8 city staff and the consulting engineer have completed
9 basically the final engineering plans for that public
10 improvement project, meaning the extension of sewer
11 and water into that entire neighborhood, which would
12 bring it to the Landon Avenue frontage of this
13 particular site.

14 We have submitted for Illinois EPA
15 permits. It is my understanding that we just today
16 received the Illinois EPA permit that would allow us
17 to construct that sewer and water extension. We are
18 in to DuPage County for a storm water permit that
19 would allow us to access the existing sewer that runs
20 along Ferry Creek east of Landon Avenue.

21 The main sewer line for that part of
22 the community runs parallel with the creek in kind of
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1 the rear yards of those private properties and we
2 have to access that. We have over the last year
3 acquired easements from a couple private property
4 owners so that we can access the sewer along the
5 creek and bring it out to the public right of way.
6 So we have been doing a lot of work. We don't have
7 the county permit. We do expect that we will receive
8 the county permit in the next 30 days.

9 There are still a couple final
10 decisions that have to be made by the City Council.
11 They have to basically authorize staff to take the
12 plans that we have developed and go out to bid, put
13 them on the street and solicit bids for what this
14 construction project is going to end up costing the
15 City. Then, secondly, they would ultimately have to
16 vote to award the bid and actually allow the
17 construction to begin.

18 The actual construction and those
19 decisions will probably at least in part be related
20 to the progress of this project, because kind of the
21 impetus of going forward with the sewer and water
22 extension into this neighborhood, at least in part,
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1 was because of this project going forward. So as
2 long as this project continues to move forward, I
3 would expect that the City would continue to move
4 forward with the steps necessary to move towards
5 sewer and water construction.

6 Exactly when those decisions will be
7 brought forward to the City Council is somewhat,
8 again, tied to getting the permits from the county
9 and the progress of this particular subdivision
10 proposal.

11 CHAIRMAN DAVIS: Well, certainly that project
12 complies for the most part with the R-1-A
13 requirements and the reduction in right of way is not
14 uncommon since we know where all the utilities are
15 going to be, it is not an issue for putting in a
16 narrower right of way. How do we structure something
17 so that --

18 MR. MENTZER: You don't get into a situation
19 where you have lots that don't --

20 CHAIRMAN DAVIS: Yes.

21 MR. MENTZER: What we would do then from the
22 staff's standpoint and our recommendation to the Plan
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1 Commission, assuming that ultimately we recommend
2 approval of the preliminary PUD, we would attach a
3 condition to that special use permit that the final
4 PUD plans would have to be implemented in conjunction
5 with city sewer and water.

6 So there would be a condition attached
7 at this level and then the final decision and
8 recording the final plat would probably be tied to
9 the City actually awarding a contract for the
10 construction of new -- the utilities in that area,
11 meaning that the City needs to be going forward with
12 the utilities, they have to have signed a contract
13 and have that work scheduled in order for the final
14 plat of this subdivision to be recorded.

15 CHAIRMAN DAVIS: You fully understand that?

16 MR. WHITAKER: Yes, it is -- I guess I would
17 just respond by saying that I talked with my client
18 today and there is no intention to shelf this. I
19 think we are moving forward as -- you know, with all
20 the deliberate speed and to the extent that we can
21 get comments responded to and resubmitted, we will be
22 back here before you and then move on to the City
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1 Council.

2 I guess also just to piggyback on what
3 Ron said, there will probably be, I think I read
4 somewhere, some sort of bond requirement from my
5 client, so we would post a bond or a letter of credit
6 to cover the cost of the improvements.

7 I think that is a point I was remiss
8 to make is that we will be taking the water and sewer
9 all the way from Landon through the cul-de-sac
10 through actually running beyond where we would
11 normally be required. We will be running it across
12 the Aurora right of way so all the property back here
13 will have a means of tapping into that sewer and
14 water. So it is not -- it is not just a project that
15 is going to benefit this thirteen acres, but it is
16 something that will allow -- that will allow some
17 benefit to the vacant property back behind.

18 CHAIRMAN DAVIS: One other question, since you
19 so generously offered to put in permeable pavers for
20 the roadway system, one of the requests from our
21 consulting engineer is some soil boring so we know
22 whether or not the ground below will actually drain
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1 that water line off. So, is that something you would
2 anticipate getting done shortly?

3 MR. WHITAKER: You know what, I have would to --
4 I have to defer to our engineer really whether it is
5 something that we would do at this point in time or
6 if it is something that we could defer to final
7 engineering, but I mean certainly one way or another
8 however it needs to be addressed, we will address it.

9 CHAIRMAN DAVIS: Okay. Questions, anybody?

10 MEMBER LAURIN: Would you be requesting or
11 looking at any recapture agreement from those other
12 properties?

13 MR. WHITAKER: No.

14 MEMBER LAURIN: For the sewer and water
15 extension?

16 MR. WHITAKER: No.

17 I guess to that point also, we are --
18 again, this is not one of our lots that we will be
19 building, but we are instead of taking it just to the
20 edge of our property, we are taking it beyond our
21 property and providing a sewer connection with
22 Lot 12. I mean we have -- we have those
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1 agreements -- I shouldn't say those agreements in
2 place, but I would say we have a gentleman's
3 agreement or handshake agreement to do that.

4 MEMBER GREGORY: Just a comment and that is as
5 it relates to the proposed width of the cul-de-sac.

6 While I don't have an issue with the
7 narrower street, I do think that some consideration
8 should be given to the impact on parking and parking
9 for visitors. I think it would be worthy of
10 consideration that the PUD ordinance include a
11 provision that the driveways be constructed in such a
12 way to provide say a minimum parking area for four
13 cars, which I think can be easily accomplished with
14 the 40 foot setback.

15 I don't think that would be an undue
16 burden on the petitioner, but since I read in this
17 staff report that parking would be prohibited on both
18 sides of the cul-de-sac, that again I think some
19 consideration should be given to that off-street
20 parking.

21 MR. WHITAKER: I think we would be amenable to
22 that. We are talking 30,000 to 50,000 square foot
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1 lots. There is sufficient area out here where -- I
2 thought the same issue today and as you look at how
3 these are configured, the smaller lots are here and
4 there is even a larger setback on these lots. It is
5 actually -- you probably can't read this, but it is
6 actually 85 feet on those lots, so I would expect
7 there is going to be absolutely no problem with that.
8 Probably if it was a condition, it is certainly
9 something that we could place in our covenants, no
10 problem.

11 MEMBER GOODMAN: Just a very small
12 clarification, in this preliminary PUD plat of
13 subdivision it states that the Aurora Way right of
14 way is to be vacated by the City of Aurora, I assume
15 that is a mistake?

16 MR. WHITAKER: Yes, that would -- I don't know,
17 I don't know where it says that, but it is to be
18 vacated by Warrenville.

19 MEMBER GOODMAN: Okay.

20 CHAIRMAN DAVIS: Anyone else?

21 MEMBER COSGROVE: One question of Ron,
22 timing-wise what is the life of a preliminary PUD, is
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1 there a year on that?

2 MR. MENTZER: I believe so, I think it is a
3 year.

4 MEMBER COSGROVE: And then would --

5 MR. MENTZER: Let me check real quick.

6 MEMBER LAURIN: Wasn't there a provision though
7 for extension, like in a year and they can come back
8 and have an extension or six months or something like
9 that?

10 CHAIRMAN DAVIS: Yes.

11 MR. MENTZER: Final plan has to be filed within
12 one year.

13 MEMBER COSGROVE: In case the sewer issue got
14 delayed, this is --

15 CHAIRMAN DAVIS: Mark that on your calendar.

16 MEMBER COSGROVE: -- a mechanism to renew it if
17 it goes forward.

18 This may be getting ahead of things,
19 but the flag lots that are served off of, they have
20 one driveway leading back to them according to our
21 subdivision control ordinance.

22 MR. WHITAKER: That was something we discussed.
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1 There is actually -- there is a lot of lines here so
2 it is hard to tell, but there is a twenty foot strip
3 for each flag lot, which is required by code, but
4 what will happen -- again, these will be custom built
5 homes, so we don't have necessarily control over how
6 it is going to look right now, but I would envision
7 the driveway will come out here, the driveway will
8 come out, they will meet up at some point right here
9 with one access point on to Gardenview.

10 MEMBER COSGROVE: In our subdivision control, it
11 calls for that, that flag lots have a shared driveway
12 on the flat pole.

13 MR. WHITAKER: Yes, where it meets the right of
14 way, absolutely, and we will comply with that.

15 CHAIRMAN DAVIS: Anybody in the audience have a
16 question or comment they would like to make?

17 If so, you need to stand up and state
18 your name.

19 MS. TANDE: I have a question before the
20 question.

21 MEMBER GOODMAN: You need to use the microphone,
22 please.

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1 MS. TANDE: I just have a question before my
2 question because I don't know if this is the right
3 place for it.

4 THE COURT REPORTER: I need your name, ma'am.

5 MS. TANDE: What?

6 THE COURT REPORTER: I need your name.

7 MS. TANDE: Christine Tande, T-a-n-d-e.

8 CHAIRMAN DAVIS: Could you --

9 MS. TANDE: I don't even know if I should ask
10 these questions here, so I just want --

11 CHAIRMAN DAVIS: It is free, so go ahead.

12 MS. TANDE: It is a concern about the whole
13 development, not specifically what you have talked
14 about today.

15 CHAIRMAN DAVIS: We need you to speak into the
16 microphone.

17 MS. TANDE: I don't want to waste anyone's time.

18 CHAIRMAN DAVIS: You can ask a question before
19 your real question.

20 MS. TANDE: Well, my question before my question
21 was I have concerns about that development as a
22 whole, is this the right place for that or is it too
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1 late for that or is that for later?

2 CHAIRMAN DAVIS: No, this is the public hearing,
3 this is when you --

4 MS. TANDE: Well --

5 CHAIRMAN DAVIS: -- have free shots on goal.

6 MS. TANDE: -- I met several of you before, so
7 you already know what is coming.

8 I have one primary concern for our
9 neighborhood and that's the safety of my kids, which
10 in this case I have three questions and they all
11 relate to traffic and safety really.

12 Just to put it in context, in our
13 neighborhood, meaning Landon, Albright, Townline and
14 Point Oak, there is about 30 homes, so an additional
15 ten, that is an increase in 30 percent for us in
16 traffic and everything else and that is after the
17 construction. So that is just to kind of put the
18 size of this development in context of our
19 neighborhood.

20 It looks very nice, but my one concern
21 is the traffic. Like I said, it is a pretty high
22 traffic road, Landon Road, already. It is narrow and
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1 there is two blind spots in either direction and
2 when, as my neighbors can attest to, I am out there
3 almost every day walking with my kids or running and
4 if there are two cars coming, there is no room for
5 me, let alone my kid on a bike or a stroller or
6 anything else.

7 Like I said, it is pretty high traffic
8 for the number of homes back there. We have the
9 school bus coming or going seven -- fourteen times a
10 day. We have -- there is a business on Albright.

11 CHAIRMAN DAVIS: All right. To answer your
12 question, is there going to be a stop sign.

13 MS. TANDE: That was one of my questions, if
14 there is because that is one of the blind spots. So
15 there will be a stop sign?

16 CHAIRMAN DAVIS: Well, it is in the remarks.

17 MS. TANDE: That is one of my questions, how
18 will the traffic flow, because the road, the new
19 road, will come out on Landon right on the blind
20 spot. So is there going to be a three-way stop sign
21 there or speed bumps or how is the traffic going to
22 be handled?

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1 CHAIRMAN DAVIS: I don't believe that the
2 warrants could be met quite for stop signs on Landon,
3 I think the -- Jim?

4 MR. DARNELL: That was one part of our review
5 memo on that. There certainly will be a stop sign on
6 this cul-de-sac court. I understand that there is
7 some concern or some question about whether a
8 three-way stop could be put in at this intersection.

9 Due to the rather steep and high hill
10 to the north on Landon, it kind of restricts the
11 sight distance, so as part of final engineering, we
12 are going to ask for a study of Landon Avenue and
13 stopping sight distances on Landon Avenue and if a
14 stop sign is warranted by restricted sight distances,
15 then we will put in a three-way stop; but if it
16 doesn't meet warrants, then we really -- our hands
17 are kind of tied on that, because there is not enough
18 volume out here.

19 I'm sorry, the Federal Highway
20 Administration has created a manual called the Manual
21 of Uniform Traffic Control Devices and in it, it
22 spells out the criteria when you can put in a stop
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1 sign and when you can't put in a stop sign. You can
2 always put in a stop sign on a side street, but when
3 you want to make an intersection an all-way stop,
4 there are a certain number of criteria you have to
5 meet in order to do that. That is going to be part
6 of the engineer's -- developer's engineer's tasks in
7 final engineering is to look at those criteria and
8 see if a three-way stop is warranted.

9 MS. TANDE: I think that highlights my concern
10 that there is not enough visibility for a stop sign,
11 there is certainly not enough visibility to see the
12 cars coming without the stop sign.

13 Now my other question is Landon does
14 not have a turn around, it dead ends in Townline
15 which turns into Point Oak which is a private road,
16 as you know, which means that all the cars that come
17 down, they turn on our private road. So, as you also
18 know, that road is not in particularly good shape and
19 I don't think any of us who live on Point Oak would
20 want to get the construction traffic turning around
21 there. We don't want the traffic and we certainly
22 don't want to pay for the damage that the heavy

1 construction traffic and delivery vans would cost.

2 So I don't know if there is anything
3 that the developer would do to guarantee that we
4 won't get that traffic down our road.

5 That is really it.

6 CHAIRMAN DAVIS: Anyone else?

7 MR. WHITAKER: If I could, I would respond to
8 one of the things she said, one of the benefits here
9 is that we will be putting in a sidewalk on
10 Gardenview Court, public sidewalk, so you are
11 certainly welcome.

12 Also, that sidewalk will be continued
13 between Lots 5 and 6, I believe it is right here,
14 with a connection to the Prairie Path. So if you are
15 in a stroller -- I have a brand new kid, I know you
16 can't take a stroller on the Prairie Path, but at
17 least -- I don't know what the other access is back
18 there, but certainly there will be sidewalk here and
19 access to the Prairie Path.

20 MS. TANDE: Thank you.

21 MR. SIEBERT: Bob Siebert, Albright Court. I
22 have the 300 feet on the north end of this
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1 development, three houses are going in up there.

2 The -- I'd ask a question, is the
3 engineer here tonight?

4 MR. WHITAKER: He is not.

5 MR. SIEBERT: If the engineer is not here
6 tonight, I have engineering questions, I have
7 concerns on -- great concerns on the storage of the
8 flood waters. I have lived there for 31 years and in
9 31 years, we have had two 500 year rains and five 100
10 years rains.

11 CHAIRMAN DAVIS: Why don't you ask your
12 questions to our consulting engineer?

13 MR. SIEBERT: Because, John, I will say this, it
14 is the fact that he did not draw this plan and I
15 would like to have the individual -- the questions
16 that I ask are to the individual who drew the plan
17 and I would like to have a time set up and continue
18 this where I could discuss this with the engineer.

19 MR. WHITAKER: I would be happy to either set
20 something up or if you were willing to provide me
21 with written comments, I could have him respond.

22 MR. SIEBERT: I would like to have it as part of
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1 the record.

2 MR. WHITAKER: Okay.

3 MR. SIEBERT: So I would like to have it
4 continued as part of the record, because currently
5 there is probably anywhere from three feet difference
6 between my lot line and sixteen inches and it goes
7 down. There is 70 feet in there where nothing grows,
8 where water stands and there is probably two to three
9 acre feet of storage here.

10 The Prairie Path drains the shed,
11 watershed from the other side of the EJ&E tracks down
12 to 59 under splits on both sides of the Prairie Path
13 and for years, John Case, who used to farm a lot of
14 that, would come down with a shovel to make sure that
15 the water would drain. Albright Court, we have had a
16 situation where there has been almost a foot of water
17 by Landon Drive and Albright Court.

18 The only concern that I have is I
19 don't live in the lower 9th Ward, I don't plan to
20 live in the lower 9th Ward in the future and I would
21 like to see, because I have concerns that this
22 engineering, from looking at what is here, was
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1 actually done by somebody walking that lot line as
2 opposed to simply looking at a piece of paper. In my
3 business we have corrected many, many errors and
4 mistakes with drainage and it is probably the most
5 important subject on this particular development.

6 So I would request that it be
7 continued, the public hearing, where we can have it
8 because I want to have documentation of what I am
9 asking.

10 CHAIRMAN DAVIS: Well, we are going to continue
11 it in any event and if you can provide him your --

12 MR. WHITAKER: Absolutely, I have no objection
13 to any of that. I mean I would just ask that if -- I
14 would be happy to get -- I understand you'd like it
15 on the record, absolutely no objection. We'd be
16 happy to meet with you beforehand so we can go over
17 questions and have answers.

18 MR. SIEBERT: I will be more than happy to meet
19 beforehand, but I also want it on record.

20 MR. WHITAKER: I will have our engineer here at
21 the next meeting. It is Ed Seifert at Intech
22 Consultants. I have all the faith in the world in
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1 Ed.

2 MR. SIEBERT: What was his name?

3 MR. WHITAKER: Ed Seifert at Intech Consultants.
4 Ed has done a million projects in DuPage and Cook
5 County and I think he's well renowned.

6 CHAIRMAN DAVIS: Okay. We are all going to get
7 together on it then, right?

8 MR. WHITAKER: Okay.

9 MR. SIEBERT: I will be told when this meeting
10 is? Sometimes I am told a day afterward.

11 CHAIRMAN DAVIS: Well, the gentleman will
12 provide you with the contact for the engineer. All I
13 would ask for is you get some preliminary background
14 before you show up and then you can repeat that in
15 summary.

16 MR. SIEBERT: I have no problem with that.

17 MR. MENTZER: I would also on behalf of the City
18 ask that we be included in that meeting so that we
19 can insure that the City does what we need to do to
20 protect the interest of the residents and have any
21 legitimate issues addressed.

22 CHAIRMAN DAVIS: Okay. Somebody in the back
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1 there?

2 MR. WIESBROCK: Hi, I'm Matt Wiesbrock, Lorraine
3 Avenue in Warrenville.

4 If I remember correctly, when the City
5 put Warrenville Road in in permeable pavers, the sump
6 that was underneath that street could be used for
7 retention as well and my question was in this 4.5
8 acre foot retention area, does that incorporate
9 anything that will be retained by the permeable
10 pavers or is that above and beyond the requirements
11 of the City?

12 MR. MENTZER: There is no detention that is
13 being accounted for or taken credit for in the
14 permeable pavement roadway.

15 In the City's project, we were talking
16 about the possibility of doing that because it is a
17 city project and there was no other place to put the
18 detention other than in the road if there was
19 detention that was needed; but in this case, it is
20 not the City's general policy to provide storm water
21 detention for private development in public
22 properties. So if we were to -- if the developers
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1 try to put detention underneath the road, that would
2 be on property that we own and control and have to
3 maintain for eternity.

4 MR. WIESBROCK: I understand that, but my
5 question is that this is what is drawn here is what
6 is needed for this area and then the road would
7 provide above and beyond retention?

8 MR. MENTZER: In a sense, yes, I would say that
9 is accurate.

10 MR. WIESBROCK: Thank you.

11 MR. SADOWSKY: Jerry Sadowsky on Albright Court.

12 THE COURT REPORTER: Could you spell your name?

13 MR. SADOWSKY: My question is what are you going
14 to do with the rain coming off this property itself.

15 MEMBER COSGROVE: Could you spell your name for
16 the court reporter, please.

17 MR. SADOWSKY: S-a-d-o-w-s-k-y.

18 Question being I am in a very low spot
19 on Albright and I see that on your elevation map
20 here, there's a lot of water that would be rolling
21 down.

22 Also on your footnote, they're saying
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1 sump pumps would be ejecting water on your property
2 ten -- seven through ten, to the back of property
3 which will be going downslope towards my property,
4 which does flood according to what -- like a day like
5 today, there is going to be a lot of water in my back
6 yard. In springtime with the thaws, I have water in
7 the back yard and my pump keeps on going for three to
8 four months constantly.

9 What is going to be done to be able to
10 assure that the runoff that you have from the sump
11 pumps and also from the rain water is not going to
12 collect on my property which is away from your
13 subdivision?

14 MR. WHITAKER: Again, I will have my civil
15 engineer here the next time, but DuPage County
16 ordinance will not allow us to drop water on your
17 property. We are required under county ordinance to
18 hold all of our water on our property.

19 CHAIRMAN DAVIS: Jim?

20 MR. DARNELL: The City of Warrenville actually
21 has a city ordinance that requires sump pump
22 discharge pipes to be connected to the storm sewer
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1 when storm sewer is available. Storm sewer is
2 available on this site. So regardless of the note
3 that was on the plans, when these lots are developed,
4 the sump pumps will have to be connected to the storm
5 sewer and go to the detention area.

6 MR. SADOWSKY: Is there going to be a storm
7 sewer that will be there because right now with the
8 high water tables that we have, there is still a lot
9 of standing water for a long time in that area in
10 springtime and also the beginning of fall into the
11 winter?

12 MR. DARNELL: There is actually -- on the maps,
13 there is shown a twelve inch perforated PVC pipe
14 going to the north property line of this development
15 and along the back of the north property line. So
16 any water trapped back there will be collected by the
17 storm sewer system and conveyed to the detention pond
18 and then down to the creek.

19 MR. MENTZER: I think just to clarify the notes
20 that I think you initially referred to is indicating
21 that the septic -- or not the septic, excuse me, the
22 sump pumps for Lots 8 and 9 -- 7, 8 and 9 will be
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1 connected to that rear yard storm sewer, so they
2 discharge into that storm sewer and ultimately that
3 sump pump water will be conveyed to the proposed
4 storm water management area or detention pond.

5 CHAIRMAN DAVIS: Do you have another question or
6 does that answer your question?

7 MR. SADOWSKY: That is it. I am very concerned
8 about that because it does get very wet, damp and you
9 can't walk in the back yard in springtime.

10 CHAIRMAN DAVIS: Fair enough. Any other
11 questions?

12 Alderman Aschauer, it looks like you
13 were going to reach for that?

14 MR. SADOWSKY: I think he was helping me.

15 CHAIRMAN DAVIS: All right.

16 MR. HAYS: Good evening, my name is Brad Hays,
17 H-a-y-s, 3 South 730 Point Oak.

18 Unless I missed it, I didn't see
19 anything about lighting on the streets. Where did he
20 go, where is the attorney?

21 What kind of street lighting is it
22 going to be in the area?

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1 MR. WHITAKER: We wouldn't be into that level of
2 design yet. There is a note on here that says there
3 will be four street lights. I was looking to see if
4 I could locate them here. There will be four street
5 lights. They will meet the City's requirements for
6 foot candles. I think it is 1.2 at the ground level.
7 So that is what it will be.

8 MR. HAYS: Will there be street lights going
9 from Landon down Gardenview?

10 MR. WHITAKER: Yes.

11 MR. HAYS: All the way down?

12 MR. WHITAKER: Four street lights, which I
13 believe is a city requirement.

14 MR. HAYS: I assume that the developer is paying
15 for the infrastructure of the streets themselves.
16 When everything is done, will the developer be
17 deeding the streets to the city or will they be
18 privately owned streets?

19 MR. WHITAKER: City dedicated streets.

20 MR. HAYS: So --

21 MR. WHITAKER: It is not a deed but --

22 MR. HAYS: It would be dedicated to the city
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1 then, okay.

2 You said there is going to be an
3 association, will it have a governing board?

4 MR. WHITAKER: Yes.

5 MR. HAYS: It will have a governing board of
6 directors?

7 MR. WHITAKER: Yes.

8 MR. HAYS: Okay. Is it going to have -- is it
9 going to be deed restricted?

10 In other words, covenants of the
11 association, will they be attached to the deeds of
12 the property?

13 MR. WHITAKER: It will be -- they will be
14 recorded so that the covenants are maintained in
15 perpetuity for all the lots.

16 MR. HAYS: Have the covenants been designed yet,
17 can we take a look at the covenants?

18 MR. WHITAKER: I think there may have been some
19 sample covenants that were submitted, but they will
20 be -- I mean will be redrawn. It would have been
21 something basic. This is -- again, we are in
22 preliminary stages, we haven't final engineered this.

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1 MR. HAYS: I understand this is a preliminary
2 meeting and this is our opportunity to ask the
3 questions.

4 MR. WHITAKER: Yes, absolutely.

5 MR. HAYS: So on the covenants, give us an
6 example of what a deed restriction would be?

7 MR. WHITAKER: A deed restriction would be
8 whether you have an asphalt shingle roof or whether
9 you have cedar siding or aluminum siding. I mean
10 there is a million different things. Whether you can
11 have fences on the property. There are a million
12 things that can go in a deed restriction.

13 MR. HAYS: You don't have an idea as to those
14 that you just mentioned will actually be in the
15 covenants?

16 MR. WHITAKER: I have not a clue.

17 MR. HAYS: Do you know if there will be any
18 restrictions as far as how many vehicles can be
19 parked in parking lots or on the grass?

20 MR. WHITAKER: I do not know.

21 MR. HAYS: Do you know if there will be any deed
22 restrictions as far as say minibikes, go-karts, ATVs,
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1 anything?

2 These are large lots, so I am just
3 wondering if you are going to have any kind of
4 covenants attached to the deed that says they can or
5 cannot have those items.

6 MR. WHITAKER: It is not something that has been
7 discussed, but based on what is being constructed
8 here and my experience, I would suggest that there
9 would probably be some sort of restriction saying you
10 could not have a dirt bike, minibike or anything of
11 the such driven on the property.

12 MR. HAYS: That be would great, because I think
13 we'd like to look at those covenants as well. So
14 maybe at the next meeting, you could have a draft of
15 them.

16 MR. WHITAKER: I would at least --

17 CHAIRMAN DAVIS: Is there something you would
18 prefer not happen?

19 MR. HAYS: Yes, I think in the area that we have
20 and the problem we have right now, one of the other
21 residents brought this up, this is coming up on my
22 list now, I live at the elbow of Point Oak so I get
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1 cars coming both ways and they come right down to the
2 corner and either speed up or slow down and some are
3 aggressive where others slow down so they try to make
4 that curve. I am looking at Gardenview and there is
5 no homes on Gardenview right now, except at the very
6 end.

7 Now, I understand there is a couple
8 lots owned by Dan Miller that he may sell and may
9 build, but I know the speed that these cars kick in
10 from Landon getting to my house and so I'm looking at
11 Gardenview and that is a racetrack. I mean that is a
12 straightaway for anybody that wants to, you know,
13 kick up some dust.

14 Now I am concerned about ATVs running
15 down that street, the noise level. I am concerned
16 about go-karts and minibikes and that is why I was
17 wondering if it was going to be a city street, that
18 would help, okay, which is a concern.

19 The other question I have, you said
20 that the home -- the size of the homes were going to
21 be within the current code of the city. What kind of
22 homes are we looking at? Are we looking at 2,000
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1 square foot homes, 6,000 square foot homes; are we
2 looking a hundred thousand dollar homes, million
3 dollar homes? Give us kind of a feedback of what we
4 can expect those twelve homes to look like.

5 MR. WHITAKER: I can't speak to what the final
6 values of the homes would be, I really can't.

7 MR. HAYS: It would appear to me the developer
8 has done some sort of a business plan so he knows
9 what his investment is and I would think he would
10 have a concept of what he's going to be putting on
11 the property. I can't believe he would go through
12 all this trouble and not have some concept of what
13 these homes are going to look like.

14 MR. WHITAKER: The developer will be selling
15 lots to builders to build on.

16 MR. HAYS: But that would be part of the deed
17 restriction again. So if he's going to be selling
18 lots to builders, he would have in his deed
19 restriction what size homes and what style homes they
20 are going to build. He just wouldn't let somebody
21 come in and build something that would not be
22 consistent with the surrounding area, right?

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1 MR. WHITAKER: Yes, that would be something that
2 we would get -- that we would have settled before
3 final development plans were approved. We do not
4 have those issues -- we have not conceptually gotten
5 to those issues yet.

6 MR. HAYS: Have you been out to the property?

7 MR. WHITAKER: Yes.

8 MR. HAYS: So you have driven Landon?

9 MR. WHITAKER: Yes.

10 MR. HAYS: Have you driven Point Oak?

11 MR. WHITAKER: Yes.

12 MR. HAYS: As one of the previous speakers
13 stated, the hill on Landon going down to Point Oak
14 can be a little interesting to say the least.
15 Several people that have come to visit us, they
16 actually missed Point Oak when they come over that
17 hill, they come down the hill and they are past
18 Point Oak before they realize it is there.

19 That being said, how many of these
20 people that are visiting these new homes are going to
21 come over the hill and very quickly realize that they
22 missed that street when it is very apparent they are
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1 missing Point Oak now?

2 My point they are going to come all
3 the way down to Landon, down to Townline, come around
4 to Point Oak and try to find their way back. So I
5 also am concerned about the additional traffic, not
6 only from a safety perspective, but also from an
7 investment perspective and a cost perspective of the
8 homeowners on Point Oak, you know, as it stands right
9 now.

10 So I don't have an answer for that,
11 but I am concerned about it and I just wanted to put
12 it on record. Do you have any thoughts on that?

13 MR. WHITAKER: No.

14 MR. HAYS: Okay. I think that is it for now. I
15 will probably have more for the next meeting, but
16 thank you for your time.

17 CHAIRMAN DAVIS: Anyone else?

18 MR. KNIGHT: One quick question.

19 CHAIRMAN DAVIS: Name?

20 MR. KNIGHT: Kevin Knight.

21 I am just wondering has any
22 consideration been given to storm water detention as
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1 far as how it would affect the property south,
2 which is --

3 CHAIRMAN DAVIS: All they are required to do is
4 take care of the water that falls on their property,
5 but, Jim, do you have a comment you would like to
6 add?

7 MR. DARNELL: The preliminary engineering plan
8 shows the outfall from the storm water detention pond
9 through a pipe down to Dan Miller's property on the
10 south side of the new road. From that point, down to
11 the creek, the tributary to Ferry Creek, it is going
12 to have to be another pipe or a vegetated swale or
13 some method to drain the detention area down to the
14 creek and in fact, a storm water management easement
15 will be required over Dan Miller's property. So the
16 developer will have to work with Mr. Miller and get
17 the required storm water management easement so that
18 that water can be conveyed to the creek.

19 MR. KNIGHT: Would that be on the north end of
20 Dan Miller's property, the south end where there is a
21 floodplain at the south end, I believe?

22 MR. DARNELL: It is the west edge of Dan
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1 Miller's property. The creek -- the floodplain runs
2 east-west along the north side of Point Oak Drive.

3 MR. KNIGHT: So you are talking about an
4 easement just on the west side?

5 MR. DARNELL: On the west side of Dan Miller's
6 property.

7 MR. KNIGHT: Thank you.

8 CHAIRMAN DAVIS: Okay. I think the guy behind
9 you.

10 MR. ASCHAUER: Stu Aschauer, Landon Drive. I'm
11 actually Lot 83 on the corner where the road goes
12 through the -- along the whole side of my property.

13 The concerns that I have had from the
14 neighborhood have been the drainage on the north,
15 which a lot of that has been answered, the fact that
16 the storm water or sump has to go to the drainage
17 swale.

18 The stop sign is a big issue and if
19 there is a way to make the warrants work, I know
20 there is interpretations that go both ways. A
21 three-way stop would be a huge improvement to that
22 neighborhood, especially with the visibility. I have
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1 lived there and it has always been a problem. We
2 are -- the way that section of street is where
3 anybody that's going bad uses to make up time and it
4 is down the hill and it is tough when there is kids.
5 We've had children playing out there for my whole
6 life and we have new residences with kids and it is
7 just a dangerous spot and that is only going to
8 increase level of the problem. It is, again, my hope
9 that the engineering can find a way to make a
10 three-way stop.

11 The Miller -- the suggestion of the
12 drainage for the Miller property, is that perforated
13 pipe or a swale?

14 MR. DARNELL: That is not determined right now,
15 that will have to be negotiated between Mr. Miller
16 and the developer of this property.

17 From the City's standpoint, you get a
18 water quality benefit with a vegetated swale. If it
19 is a perforated pipe down to the creek, I don't think
20 it impacts the city one way or the other.

21 MR. ASCHAUER: So it could be either?

22 MR. DARNELL: It could be either, yes.
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1 MR. ASCHAUER: I think that answers all my
2 questions, thank you.

3 Anyone else?

4 (No response.)

5 MR. ASCHAUER: Just one other comment for
6 anybody that is sitting here, there is plans for the
7 sewer lines that would be run on Landon and Albright,
8 so you can see where -- how it would affect your
9 property.

10 MR. MENTZER: On that note, if anybody has any
11 specific questions or concerns with those sanitary
12 sewer and water plans, I would encourage you to get a
13 hold of the city's public works superintendent, Mike
14 Smith. He knows that those plans are out here today,
15 I think he's expecting that there will be some
16 follow-up calls. He would be happy to meet with you
17 and discuss any specific concerns that you might have
18 on how those improvements might impact your property
19 or be available to your property.

20 His number is 630-393-9050. If you
21 don't have a pen and you don't remember it, it is the
22 community -- just contact the City of Warrenville
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1 Community Development Department and they can
2 transfer you to Mike. Again, that is Mike Smith, the
3 city's public works superintendent.

4 MR. SADOWSKY: Again, this is Jerry Sadowsky on
5 Albright Court.

6 Properties 12, 7, 8 and 9, the access
7 road going to Landon, there is an existing driveway
8 that goes to property, you know, Lot 12, that is the
9 existing property. Is that to be continuing all the
10 way to the very end of the lot or the end of your
11 subdivision, is that going to be an improved road or
12 an asphalt driveway?

13 MEMBER COSGROVE: Neither. The access to those
14 are going to be Gardenview.

15 MR. SADOWSKY: Gardenview.

16 MEMBER COSGROVE: That asphalt drive around the
17 back will be eliminated as part of this.

18 MR. MENTZER: It stops. It is just going to
19 stay the way it is. It stops at the -- just west of
20 the existing house and that is where it is going to
21 stay. Lot 12 is going to continue to access use, so
22 it is not going to be eliminated.

1 MEMBER COSGROVE: But part of Amber Lane is past
2 Lot 12 right now.

3 MR. SADOWSKY: It will not?

4 MR. DARNELL: There is an easement for it past
5 12.

6 MR. MENTZER: The easement will be eliminated.

7 MR. ASCHAUER: One last comment, I'm Stu
8 Aschauer.

9 On Lot 12, it shows the sanitary sewer
10 terminating at the westerly property line of Lot 12.
11 It was my understanding through this process that
12 that sewer line would actually go to the easterly lot
13 line of Lot 12 to service what we all know as the
14 Formatis property.

15 MR. WHITAKER: I was made aware of that today
16 and we will be addressing that.

17 MR. ASCHAUER: Anyone else?

18 CHAIRMAN DAVIS: Could you bring that back up in
19 front, Stu? I appreciate it.

20 All right. At this point, I think --

21 MEMBER COSGROVE: Just so it doesn't get
22 forgotten about, I don't see that there is any sight,
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1 you know, easements shown here at the intersection on
2 the plat of subdivision.

3 MR. MENTZER: I think we can take a look at
4 that, but because we don't require any longer -- we
5 have changed the ordinances, so we don't require a
6 generic 25 foot sight triangle easement on the
7 corners of private property.

8 The sight vision clearance triangles
9 are really a more technical exercise to figure out
10 what is actually required based on the existing
11 improvements and because Landon Avenue is located in
12 the east half of an extra wide right of way, Landon
13 Avenue has an 80 foot right of way, the actual
14 pavement is in the east half, I believe that the
15 vision clearance triangles will all be out in the
16 Landon Avenue right of way.

17 MR. DARNELL: In addition, the two properties
18 that abut that intersection, Lot 83 and Lot 82, are
19 not being redeveloped at this time and I don't think
20 we can require an easement from a lot that is not
21 being redeveloped.

22 MR. MENTZER: But we can take a look just to
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1 verify.

2 MR. WHITAKER: There is a ten foot easement on
3 Lot 83 so effectively that is there.

4 MR. DARNELL: A utility easement, right, but not
5 a corner sight easement.

6 MR. WHITAKER: Correct.

7 CHAIRMAN DAVIS: All right. Well, at this part
8 of the hearing, it seems we've exhausted whatever
9 questions we have for tonight -- yes.

10 MEMBER NELSON: Can I just get clarification,
11 the sidewalk goes all the way to Landon?

12 MR. WHITAKER: Correct.

13 MEMBER NELSON: Okay.

14 CHAIRMAN DAVIS: We have -- we are going to
15 continue this hearing to a date certain yet.

16 MR. MENTZER: Yes, we need to continue the
17 public hearing to a date certain.

18 What we will do is as a follow-up to
19 tonight's meeting, city staff will finalize a staff
20 review letter to the developer which will outline our
21 technical review comments. We will reflect some of
22 the comments that were brought up by the public
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1 tonight that need to be addressed by the developer
2 and then they will have to go back and address those
3 comments and issues, resubmit their engineering
4 design and their preliminary plat of subdivision.

5 CHAIRMAN DAVIS: Do we know when we want to do
6 this?

7 MR. MENTZER: I would say it should be continued
8 for at least for a month.

9 MR. WHITAKER: I was going to say six weeks.

10 CHAIRMAN DAVIS: All right. Well, I want to get
11 this meeting between the land owner out there and
12 your engineer and our engineer and our staff kind of
13 set up in advance so all of that is explored, beaten
14 to the ground or however you want to call it, so that
15 at the end -- at the conclusion of that little
16 get-together everybody kind of knows what's going to
17 happen.

18 You know, I want to avoid debating the
19 point in public if it can be resolved to your
20 satisfactions. Then you can certainly -- at the
21 public hearing date, you certainly get up and enter
22 your comments into record, good, bad or indifferent;

1 but I would like to get that done in advance of any
2 public hearing date.

3 So, for the time being, we are going
4 to reschedule or I should say continue to whatever.

5 MEMBER GOODMAN: October 23rd, October 23rd.

6 MR. MENTZER: That would work, six weeks I mean.

7 CHAIRMAN DAVIS: So for all you interested
8 parties, that is pretty much -- you could probably
9 make inquiries -- I want to advise the audience that
10 that appears to be the date we are going to continue
11 the public hearing to, so if there is anything you
12 want to know in between times, just call staff and if
13 not, just show up here that night and see where we
14 are then.

15 I need a motion.

16 MEMBER COSGROVE: I make a motion we continue
17 the public hearing to October 23rd.

18 MEMBER GREGORY: Second.

19 CHAIRMAN DAVIS: All in favor say aye.

20 ALL MEMBERS: Aye.

21 MEMBER LAURIN: Could I make a comment here?

22 CHAIRMAN DAVIS: Sure.
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1 STATE OF ILLINOIS)
) SS.
2 COUNTY OF DU PAGE)

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18 My Commission expires:

19 February 9, 2011

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22

MELODY BURKE, CSR
NOTARY PUBLIC

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