

**SPECIAL MEETING OF THE VILLAGE PRESIDENT
AND BOARD OF TRUSTEES
WEDNESDAY, NOVEMBER 15, 2017
3:30 P.M.**

CALL TO ORDER made by Village President Paul McCombie at 3:32 p.m.

ROLL CALL

Present: Trustees Guranovich, Kerman and Stagno.

Absent: Cohen, Abbate and Patel

Others present: Administrator Palmer, Village Plan Reviewer Kelly Rafferty and John Stenzel, Project Manager Toll Brothers.

CITIZENS COMMENTS: None

AGENDA

1. Discussion-Distribution of home models within Toll Brothers subdivision.

Mayor McCombie presented the item for discussion, explaining that the issue was in the area of the Woods subdivision, north of Penny Road. North of Penny Road, Toll Brothers has two neighborhood areas with two different styles of homes prescribed for each area. The east side of the subdivision is designated for "Signature" style homes, which are larger homes on larger lots. The west side of the subdivision is designated for "Estate" style homes, which are smaller homes on smaller lots. Some Estate homes have been built in the Signature section of the subdivision. The focus of the Board meeting was to understand the issues relating to the separation between the two areas and to hear from Toll regarding which model homes they want to offer and where. General discussion proceeded regarding the respective square footage of the various model homes. Mayor McCombie noted that the minimum square footage was 4,057 square feet. Stenzel asked about the 3,100 square foot minimum from the PUD ordinance. Mayor McCombie explained that the square footage changed with the model sizes. Complaints have been received from owners of Estate Homes in regard to where the different models are placed. Stagno asked about what was represented to the buyers of these homes. Mayor McCombie explained that Toll is offering some new models but also some homes were sold deviating from the planned locations. Stagno expressed that buyers were misled and furthermore, now Toll wants to have the changes approved by the Village. Mayor McCombie specified that two houses were Estate Models (the model home and one other) that were built on signature lots. These two were approved, but the Village position was not to have any further building of Estate homes in the Signature area. The Village Board discussed the number of lots available in each of the different sections. Rafferty explained that there are four pending home sales. Stagno inquired if there had been any communication with the homeowners about this situation. The answer to this was that there was not any communication with the Signature home residents. Discussion by the Village Board occurred regarding the pricing differences on the models. Stenzel asked the Village Board if they would consider allowing the Estate homes to be increased in size to 4,000 square feet plus and if this would be an acceptable solution. Mayor McCombie suggested changing the exterior on the Duke model as a possible option. Mayor McCombie voiced opposition to the proposed 3,900 square foot home size. Guranovich suggested that this issue should go before the Plan Commission and to bring in the surrounding homeowners and poll the residents living in the subdivision. (Trustee Abbate arrives at 4:03 PM.) Stagno expressed that what is going on represents the "Bleeding in of Estate Homes". Guranovich noted that as the lots are chosen and built upon, the lots that end up at the end of the

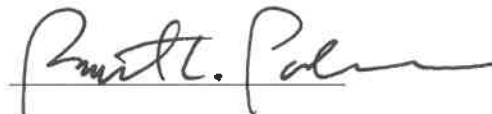
selection process will be less desirable lots. Mayor McCombie noted that Toll is introducing a new model called the Milverton and it is 4,966 square feet with brick frontage. Mayor McCombie asked for consensus from the Village Board members present to approve the Milverton model in the mix of models offered. All Trustees present were in consensus to approve the Milverton model. Stenzel reviewed with the Village Board the models and open lots and also noting that the last section of road was going in at this time (Acadia Drive). The Village Board further discussed the existing models and suggested that some models (such as the Duke) be changed or upgraded to look different. Stenzel reiterated that perhaps an agreement could be reached on the square footage of the homes (rather than focusing on the model type). Stenzel also added that there have been no sales for 15 months. Mayor McCombie stated that Toll Brothers needs to abide by what has been agreed to in terms of size of the units and if that is not agreed too, then all the past records would have to be reviewed. Specifically the minimum size of the homes of 4,057 sq. ft. had been the agreed to size. Abbate asked why Toll wanted to put the Estate homes on the Signature lots. Stenzel responded that it was based on the lots that are available. Mayor McCombie suggested that the property owners should be polled. Stenzel stated he would need to market the existing lots differently. Mayor McCombie further suggested that the look of the models should be reviewed and altered, so they don't look the same. This can be done by changing architectural features. Stagno commented that these were two different communities and residents bought into their homes based on that. Stenzel commented that he was not sure what Toll would want to do, possibly moth ball the project as it had done in Hawthorne Woods. Mayor McCombie reminded those present that Toll was told not to build the Duke model in the Signature area and that has not been followed. Stenzel emphasized that the cost of the homes has not and does not have to suffer. Many of the smaller homes have been sold at high levels, very close to Signature home prices. Mayor McCombie suggested that Toll go back and change the architecture on the homes. As a next step, contacting the residents in the Signature homes was suggested. Rafferty stated that there were eight homes under construction on Acadia Drive and four more throughout the subdivision for a total of twelve. Mayor McCombie summarized that there were 32 lots, 20 for sale plus the model home. Mayor McCombie stated the Village will get in contact with residents of the neighborhood to get their opinion and in the meantime Toll needs to check into altering the models. Mayor McCombie stated also that the 4,057 square foot minimum for the homes applies.

OLD BUSINESS – None.

NEW BUSINESS – None.

ADJOURNMENT

Motion made by Trustee Kerman to adjourn the meeting. Seconded by Trustee Stagno.
The motion passed by voice vote and the meeting adjourned at 5:04 PM.



Robert L. Palmer, Deputy Village Clerk

These minutes were approved this

14th Day of December, 2017