



WINFIELD PLAN COMMISSION

MEETING MINUTES

JUNE 10, 2021 @ 6:00PM

The Winfield Plan Commission held a meeting on Thursday, June 10, 2021 at the Winfield Town Hall at approximately 6:00 pm. Those present: Tim Clayton, Mark Nelson, Dave Anderson, Tony Clark, Joe Gacsy, Jim Hajek. Gerry Stiener was absent. Also present: Town Administrator Nick Bellar, Town Attorney, David Austgen, Mike Duff, Town Engineer.

MINUTES: May 13, 2021

Tony Clark made the motion to approve the minutes from May 13, 2021. Mark Nelson seconded the motion. The motion carried with all in favor 6-0.

OLD BUSINESS:

1. Public Hearing and Recommendation to the Town Council

Docket PC 2021-05 – Zone Change – AG to PDR – Aylesworth Farms

Owner: GMAS LLC, IJAL LLC, Philip Rietveld, et al.

Petitioner: Lennar Homes of Indiana, Inc.

Vicinity: 5807 E. 109th Avenue

Request: Zone Change AG to PDR

Nick Bellar stated this is a zone change request from Aylesworth Farms to change AG to PDR residential zoning classification. Todd Kleven is here to represent Lennar Homes on the project. Todd Kleven is the Land Planning and Title Manager for Lennar Homes the office resides at 1141 E. Main Street Suite 108 East Dundee, IL. Todd stated that Lennar is a home builder that is nationwide producing over 66,000 homes in 2020. The office out of East Dundee, IL produced over 1,000 homes last year and are projected to do 1,200 homes this year. He brings this up only to explain Lennar is not the number 1 home builder in Chicago by not putting pride into their communities; they're not the number 1 home builder in Chicago by not taking into account the adjacent property owners. They certainly are not the #1 home builder by acting in the behavior that he has been reading on social media. This project was unveiled back in September of 2020. Todd stated that he has been in front of the board over six times and it's a shame that the room never saw more than one person or two people. Todd is here on the ninth month because each and every one of the board members that has requested something has given us foresight and recommendations, which you should be proud of that.

Lennar has a leadership team Vice President Scott Guerard, myself Todd Kleven. With him this evening Jessica Cobb - Land Acquisition Manager, Attorney Jim Wieser, Landscape Architect Rich Olson who is not present, and the Engineers Brad Moore and Ryan Walter are also in the room. For those of you who are not familiar with the property the signatory structure of the silo with the tree extruding through the top which they plan to leave. This community is based on 223 acres with the North boundary of 109th Avenue and the South boundary of 117th Avenue. They are proposing 338 single family homes, 127 cottage homes. With that they are leaving 73 acres as open space that is 33% that will remain for amenities, nature preserves, community pool, pool house, over 2 miles of walking paths, they will hold 97% of the current runoff for this property and 3 million dollars for offsite improvements which include



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109th Avenue and 117th Avenue and a 12-inch water main extension and the regional sanitary sewer lift station. Todd requested that as they enter item #1 for the rezone of the property that he would like the record to show that everything that is mimicked in the #1 petition can follow into the #2 petition to eliminate the need for a second presentation. They are not deviating from the future use nor are they deviating from the current adjacent zonings. There are 12 acres that the town said not to touch and that will be turned over to them and will not be part of that community, it become a town park. The silo will also be deeded to the Town of Winfield. The walking trails are intended to let people traverse from 117th to 109th to Prairie Crossing if need be. It's the overall goal of his understanding that the Town would like the connectivity throughout in which they tried to meet that request. It is their intent to develop from the South to the North. The 3 million dollars for offsite improvements will help to widen and improve the existing 109th Avenue it will also help widen and improve 117th Avenue and it will also bring a regional lift station into the Southwest portion of the community. To the North is the connectivity to 109th Avenue and it is Lennar's plan to develop from the South to the North. 515 units doesn't happen overnight they have agreed to begin on 117th Avenue and move North; this is projected to be a 5 to 7 year build out. Lennar's contribution of offsite surpassing 3 million dollars will be passed on to the Town at the execution of phase one plat. Phasing plan is in four phases with the fourth phase bringing the most improvements to 109th Avenue. Onto the drainage issues. Todd learned very quickly of the downstream issues caused by Graper Ditch. The drain tile is draining everything south of 117th. The drain tile has been impacted; it does not work and it is their intent to solve that problem. The engineers were able to retain, store and manage 97 acres of the 100 acres and run it thru their storm water management to handle Graper Ditch runoff. They have worked closely with Mr. Bill Emerson; Lake County Surveyor; they received the approval of the concept using a spreader type technology. Trail system will be over 2 miles of paved surface with the intent to allow people to enter the subdivision through the south and traverse through the entire 223 acres east and west of 117th Avenue will be an 8-foot-wide walking path for future use of ADA and or bike path. Lennar offers two products single family and cottage "Area B" at the northeast will be cottage homes and "Area B" to the southwest will be cottage homes everything in "Area A" are the single-family homes. Within this community they are proposing a community pool and pool house with a splash pad. They have also increased the lot sizes per the council's request. Single family lot size will be 70X125 and the cottage home lot size will be 65X125. The improvements on 109th Avenue is a possible roundabout on 109th having a two-lane roundabout allowing right out and right in only. They will dedicate enough land to fit the roundabout. The town requested back in September for a community within a community. Wrapping up the presentation Todd Kleven gave the following statistics: In 2020 the average sale price in Winfield was \$409,000 in Aylesworth Farms average sale price surpasses that at \$425,900. Your average cottage home in Winfield 53.5 feet wide Lennar's smallest cottage home is 63 feet wide which is 20% larger. The average industry R1 density is 2.5 units per acre that is without amenities and green space that is a 10,000 square foot lot Lennar's density is 2.3 that is 10% less than the industry standard R1 density in a subdivision. Over 50% of the lots back up to green space the lot may be 70X125 but what he likes to call the visual size it actual surpasses 10 to 12 to 15 thousand square feet. Behind the 70X125 lots the open space begins the walking paths begin there is a 20-foot buffer between the house and any amenity. If you add that extra 20 foot to the 125 now, you're surpassing the 10,000 square foot R1 lots. This is a



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very important point that Todd wants to make because he knows there is a lot of hostility on social media of their lot sizes. All lots sizes are smaller because that is what is trending. Presentation ended at 6:25 pm.

Public Hearing opened at 6:26 pm

6:26 pm

1. Alex Kutanovski; 11057 State Street, Winfield, IN – His family has resided here since 1976. They located here from Glen Park. Many things over the years have attracted families to Winfield schools, tax rate, the efficient operation of the town, and countless other features that the town has to offer. You have to expect that the town is going to grow. He supports this development.

6:31 pm

2. Mike Zolfo; 5203 E. 109th Place, Winfield, IN – Wants to clarify that they are discussing the first item on the agenda and that's it. First question is that there taking things that are zoned AG and changing it to a PDR the recorder's office doesn't have some of these as AG right now. So, the official deed shows that some of these are residential. One of them there is no deed for it. Per the Lake County recorder's office 5807 is residential/AG 120 acres, 6011 is residential, 6111 is residential, 6010 is residential, 6121 no deed. Asking for this to go to PDR but it's residential already. Second thing purchase of development rights program – according to a PDR it involves a purchase a deed restriction on qualified farm land that restricts for future use that land to agriculture or open space use either permanently or for a specified period of time. So, this land that is being set aside the whole bit of it for permanent agricultural use. It can also be used for hunting, fishing and other things like that under a PDR. I'm curious as to why you would change it to a PDR unless another legal document that will go along with this meeting tonight which would say what the terms of that PDR are.

6:34 pm

3. Patrick Govert; 6081 E. 117th Avenue; Winfield, IN – He is zoned AG and owns 8.7 acres how will this affect him? Will Winfield say he's not AG anymore? He has horses on his property and when he moved here 11 years ago Winfield said that was acceptable. Is the property between him and the retirement home going to be rezoned there is 30 acres is that part of this package? Talked with Todd Kleven and he said he was not aware of that. Mr. Govert is a plus not a minus.

6:38 pm

4. Steven Morrissey; 11271 Elkhart Circle; Winfield, IN – Progress happens and understands that but thinks there is two big issues with this proposal. First when you look at the Town of Winfield you generally don't see 8,000 square foot lots in this town. One of the things on the town plan states that they were seeking to develop a more marketable identity for Winfield. Nothing in this current proposal fits the current identity of Winfield. Adding green space doesn't really offset houses stacked up upon each other one by one. Many of the folks that live in Prairie



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Crossing or Wyndance are going to be treated to having several neighbors behind them fitting into their one lot they own. He doesn't think that fits into the marketable identity of Winfield. The town needs to reconsider the current proposal for over 500 homes and if that means less green space in order to allow for an open feel that this town currently has then he thinks that would be very wise. Second, he thinks it is incredibly naive that the town thinks the only opening to the subdivision starting on 113th (later corrects himself to 117th) and not 109th would alleviate any problems. It can't handle that traffic. Against Proposal. Also submitted a signed petition with over 230 signatures on it.

6:41 pm

5. Derek VanTichelt; 6528 E. 114th Place; Winfield, IN – President of Crown Point Jr. Football and Crown Point High School Wrestling Booster Club. He mentions this because he is very vested in the kids in the community and has three kids of his own. He is against subdivision for its size. His lot sits on 2.68 acres within Prairie Crossing and moved there because of this. Adding 500 more homes to the infrastructure that we already have would be a danger. Getting out of the subdivision onto 117th now is tough. Second, he would like to bring up that Prairie Crossing in the past has had septic issues so if and when this subdivision comes for tuition, he would like for the council to consider for sewers to be included within Prairie Crossing.

6:43 pm

6. Jenn Menear; 6568 E. 114th Place; Winfield, IN – They chose a lot of almost three acres because they wanted to be in the country and specifically chose a lot in a cul-de-sac for safety. They already have a cul-de-sac with cars that fly down the street and they are a subdivision with a little over 40 homes and you want to connect 500 homes into our little neighborhood. You are comparing apples to oranges. We don't have any of the amenities that they'll have in that subdivision. We have to ride bikes in the street because we don't have sidewalks and we have no lights so it's a big safety issue for us. Just in our cul-de-sac alone there are 11 children and all the way down the many road are kids. She worries on safety going out on 117th and through the subdivision because they will be a path way through the new one, they will cut through them instead of going onto 109th. She also wants to know where the children will go to school you have 500 homes and at least one child where are 500 children going to fit? She is a Crown Point teacher and can tell us they are currently using closets and any space they have available because that's how full they are. The new school they are building on Gibson is a replacement school to the current Taft and isn't going to be big enough to house all the kids. Issue is the road cutting through the subdivision and property sizes being so small compared to theirs.

6:46 pm

7. Jim Simmons; 5240 E. 105th Lane; Winfield, IN – He knows what the council goes through as he used to be up there. One of the last subdivisions was Latitude and he had voted against it due to its density. He likes big lots but he also understands progress. This developer doesn't have to come in and put in bike trails, ponds, or splash pads and doesn't have to give the Town 3 million



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bucks but they're doing that. Yes, the lots are a little smaller but it's a tradeoff; it's a give and take. He would like to see an acre to two acre lots and million-dollar homes in there you bet but the market isn't going to dictate it. This is what people are buying like it or not. It's not for him he wouldn't move there but it's progress. The town also has a low tax rate base and lives on building permits. Those building permits is what's going to keep things going and roads going. If it's not this plan with all this stuff it's someone else. You don't drive anywhere in Crown Point and see one acre lots and big houses. This is what the market is driving. He is for the subdivision.

6:49 pm

8. Nick Orga; 6485 E. 114th Place; Winfield, IN - He doesn't live in a million-dollar; his home was reasonably priced on an acre and an eighth lot. On his lot line there are going to be 6 homes right in his back yard and thinks that is unacceptable. That is not the reason he moved there. He understood that there would eventually be homes that he would be looking at; however, not 6 or 7 homes in his back yard. He does not see the need to connect the subdivisions in that cul-de-sac. Everyone will be coming through there to cut to 109th. They have their own amenities and their own stuff and do their own thing that's fine. Kids play out in the street all day long. He is against this new subdivision.

6:50 pm

9. Kathy Walsh; 5809 E. 105th Place; Winfield, IN – She is on a 2-acre lot and putting about 8 or 9 houses in that little square of what she owns she personally couldn't live that close to her neighbors. We are creating another Evergreen Park, IL. Her daughter bought one of Lennar's houses in Illinois and lasted only 14 months. Reason being they have a brand-new granddaughter and when you walked into her bedroom this past winter it was probably anywhere between 15 and 20 degrees colder in that room. They actually took a thermal gun and took the temperature around the house because of quality or lack of quality she should say that is in these houses. Some of the reviews that people do put on line about the homes she believes they are true from first hand experience. The brand-new home that her daughter had bought things were falling apart and had terrible issue with it.

6:53 pm

10. David Ingraham; 11425 Knox Street; Winfield, IN – His biggest concern is also the safety of the kids and the attaching to their subdivision. He moved here last June with his wife and three daughters from Cedar Lake to get out of the cookie cutter homes and out of the congestion. They live on an acre and half and this won't even affect his backyard because they are on the East side so they have the wetlands behind him. His concern is the 8,500 square foot lots and the thing with the lots being a trendy thing that is not what its about. Its about pack them in and make as much money as you can and move on. Looking at the pictures of these home they are low cost, cookie cutter homes that will diminish the property values. He is definitely opposed to those size lots and connecting to the subdivision.



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6:54 pm

11. Jody Barker; 6585 E. 114th Place; Winfield, IN – Her concerns are exactly what Jenn said about the schools and all the kids because they don't have sidewalks or street lights. She is also concerned with the traffic as her kids get older and start driving. She also saw in the plan existing trees – are they planning on getting rid of all those trees?

6:55 pm

12. Mark Arena; 6690 E. 114th Place; Winfield, IN – He wants to reiterate on what the lady before him said about the tree line. There are neighboring subdivisions like Prairie Crossing that doesn't have sidewalks and street lights so connecting these two subdivisions would be a bad idea. The number of kids that walk through there at night and during the day there is no need to do it. If traffic starts backing up people are going to use their subdivision to start cutting through.

6:57 pm

13. Karina Buenavides; 6561 E. 116th Place; Winfield, IN – Agrees with previous comments and neighbors on being against this new subdivision. She is concerned with the traffic and connectivity through the subdivision. Its just creating a shortcut for the other community. She moved here because of the amount of land she is on two acres and that was what was attractive to her and the amount of open space. This communities plan is opposite. She opposes this plan.

6:58 pm

14. Mike Zolfo Sr.; 5200 E. 109th Place; Winfield, IN – He has two concerns. First concern is density and if he understands the request, it is along the lines of what is allowed under the zoning is 380 units. He believes the change that is being requested is to put something into the order of 515 units. That is about a 25% increase. They have talked about the congestion on 109th and 117th and its horrendous. He submits to the board that they really ought to consider rejecting this request on the basis of adding unnecessarily to the area of the community. Additionally, is other concern is voting for this you set a precedence that is very undesirable because of the fact that once you establish that and allow the additional units what is to prevent future builders to look at that and say you did it for them you should do it for me.

7:01 pm

15. Rich Engle; 11548 Knox Street; Winfield, IN – Has the same concerns as everyone else does with the traffic issues through there. There are no sidewalks for anybody to walk around. People make loops are there with their dogs and in the morning the kids are riding their bikes everywhere. The connection wouldn't be worthy at all. It would become a shortcut for people to go out that way.



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7:02 pm

16. Steve McDaniel; 11510 Knox Street; Winfield, IN – First and foremost is the safety for the children in the neighborhood. He had many choices out here but chose Prairie Crossing due to the one way in and one way out because it was the safest neighborhood in Winfield. You start opening the subdivision to another one with 500 homes there is no way they will know everybody and this town doesn't have enough police to even answer the calls that would come in on suspicion. Please consider safety for us for our children and he is totally against this road coming through to connect. We bought for the privacy and piece of mind to have that home town feeling and we are losing that by having that many homes on top of each other.

7:04 pm

17. Filip Grant; 6610 E. 114th Place; Winfield, IN – He agrees that this is excessive and expects some development eventually but not to connect the subdivisions. Doesn't think it's a good idea, but keep Prairie Crossing in mind for sewers and city water.

7:05 pm

18. Bryan Scott; 11530 Jay Street; Winfield, IN – Opposed to this and can't imagine the change that would bring to the subdivision if the road is brought in. He was one of the original people in Prairie Crossing in 2005 and was told there would be 46 lots and built there for that reason. His children are on that road everyday and begs the board not to connect that road to the subdivision.

7:06 pm

19. Dennis Brooks; 6565 E. 114th Place; Winfield, IN – Has a lot of the same concerns as his neighbors do with the joining into the other subdivision. He lived in Dyer quite a while and saw it explode and would hate to see that happen to Winfield the congestion was so bad. Prairie Crossing is surrounded by a green area he is against joining the subdivision but think they need to preserve the whole green area behind the subdivision to keep the privacy that they did have. Just remember we have to live there going forward.

7:09 pm

20. Greg Mancilla; 11430 Jay Street; Winfield, IN – This is a fantastic show of our subdivision; he too is against this subdivision. If we are relying on building permits for the capital of the town, we have bigger issues. The street light at 109th Avenue lets four cars go through. What is going to happen with the influx of roughly 1,200 – 1,500 more residents? We can't even get our roads plowed over in Prairie Crossing. They are already overlooked so what's going to happen when you add more residents? He is 100% against connecting the subdivisions together. His kids use the street and kids are everywhere throughout that subdivision. He just moved here in July of last year and if he had known that he'd have to look at six houses directly behind him he never



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would have done that. He could have just stayed in the Four Seasons. Mr. Stiener is going to make quite a bit of money off of this and he is affiliated with the town is he not?

7:10 pm

21. Nicole Kadelak; 7870 E. 122nd Place; Winfield, IN – She does not live in Prairie Crossing and does not have a two-acre lot. Her complaint is a little different why when we have a $\frac{3}{4}$ of an acre on the books allowing and giving Mr. Stiener a break and letting it go the 7,500? This doesn't seem fair and what is this going to do to future lot sizes when other builders come in and say well, we want that too. A $\frac{3}{4}$ acre is small enough and now to go smaller. Second concern is we are building all these subdivisions without looking into the infrastructure on Randolph and 109th. We have a new development coming up next to Ace another coming up on Iowa and again on Iowa across the street from the apple orchard. So, what are we doing for that road congestion?

7:13 pm

22. Jody Ingraham; 11425 Knox Street; Winfield, IN – Has anyone communicated this with the school system? Crown Point is already at compacity and understands that they are building a new middle school but that is to replace Taft. She came from Cedar Lake and sees what it has done to Hanover and same thing is going to happen to Crown Point and will bring down the home value. The high school can't take on anymore new subdivisions. She is also completely against the connection of the subdivision.

7:14 pm

23. James Kutkowski; 7813 E. 120th Avenue; Winfield, IN - He was just in an accident on Randolph yesterday and has a concussion. He was rear ended by someone going approximately 60 mph. The standard in this community is 8,000 square feet. My question number one as an attorney is if this board has rejected a previous project that had wanted the concession has the town attorney looked at the possibility that the town could be sued? 109th, 113th, and 117th can't handle what we have already neither can Randolph. We are going to add 800 more cars and requests that the board looks at this.

7:17 pm

24. Terry Nellemann; 9500 W. 103rd Place; St. John, IN - He is here today to support your neighborhood, family, friends and all the people who he has heard speak. There are major problems with the buildings that Lennar is building. We have had three certified letters sent to Lennar to the top three officers of the company. The problem is the quality of the homes they build. St. John's town is familiar with this. The building department and town council has the documentation that he has provided them. These homes are dangerous and the three top officials of the company ignored those certified letters. Sue us arbitration – arbitration is put into the contracts so they make sure that you can not sue. Lennar and the home owner's association may want to sue him but the problem is that these homes are dangerous. He took the trip out here and Lennar is ignoring the structure of these homes.



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Tim Clayton asked if anyone else would like to talk on this public hearing for the zone change and all comments would bring the public comments over to the next hearing. This will be the last time on this public hearing on Docket PC 2021-05 zone change from AG to PDR. Public hearing was closed at 7:22 pm and now is being brought up back to the board.

Tim Clayton brought up connectivity he asked Todd Kleven if he could remove that road and Mr. Kleven stated that it will be gone. Todd Kleven will also leave a lot there it will be vacant he will stub sewer and water to the property line. Dave Anderson reiterated that along the line Prairie Crossing will be able to connect to sewer if they do so choose. It will be green space with future tap in ability per Tim Clayton and Todd Kleven agreed that he has no problem with that. Jim Hajek is asking that the 40 houses that they are talking about for tap in is this already part of the design as far as being able to handle the additional sewer and water? Todd Kleven said yes; it is a minimal amount. They will create an easement. Dave Anderson brought up the trees and looking at the property down at the bottom of the pond of 117th there is a grouping of trees to remain and the wetlands to remain. The line of trees looks to not be on their property. Todd stated as you know you have a tree ordinance that anything greater in 6-inch diameter must remain unless its impacted by the houses or utilities. Tim Clayton asked on staff's recommendation on this and Nick Bellar stated that they have been working on this for 8 months and the petitioners design reflected all of staffs comments, concerns and talks with Mike Duffy and they recommended approval with any motion contingent upon final engineering and legal reviews of all final documents. Mark Nelson asked if this was properly advertised; Nick Bellar stated yes it was. Attorney Austgen suggest that they identify the conditions on which recommendations that will be made from Todd with the changes that occurred and commitments that were made with documentation that stultifies and make transparent on what has happened here tonight. Attorney Austgen said this should be in the motion but also inserted into the zone change amendment that's going to be certified to the town council. Tim Clayton entertained a motion for Favorable Recommendation to the town council on Docket PC 2021-05 Zone Change AG to PDR Aylesworth Farms pending primary plat approval, site plan being attached, public comments being entered, the road as discussed being removed connecting Prairie Crossings, development plan being done, all engineering having met all requirements, adding the unimproved easement and the sewer and water being stubbed out to the property line, and unimproved lot to be conveyed with an easement reserved to the town. Dave Anderson made motion and Mark Nelson 2nd the motion. All in favor with motion passing 6 – 0.

2. Public Hearing

Docket PC 2021-06 – Primary Plat Approval – 515 Lot Subdivision – Aylesworth Farms

Owner: GMAS LLC, IJAL LLC, Philip Rietveld, et al.

Petitioner: Lennar Homes of Indiana, Inc.

Vicinity: 5807 E. 109th Avenue

Request: Primary Plat Approval – 515 Lot Subdivision



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Todd Kleven is her to represent Lennar Homes on the project. Todd Kleven is the Land Planning and Title Manager for Lennar Homes the office resides at 1141 E. Main Street Suite 108 East Dundee, IL. He asks that his presentation and all the comments made by himself, consultants and staff be entered into the petition. He turns over to any questions or comments that the council may have. Tim Clayton is asking for the record to reflect taking the minutes from his previous presentation. Tim Clayton made a motion to entertain to accept the previous presentation by the developer and his comments by his staff and comments the residents to be included into the minutes. Dave Anderson made motion is accept, Jim Hajek 2nd the motion, motion passed all in favor 6 – 0. Per Nick Bellar this has been properly advertised and is ready for public hearing.

Public Hearing opened at 7:38 pm

7:39 pm

Blake Zolfo; 5203 E. 109th Place; Winfield, IN – Rejects the motion to go forward with the subdivision based on everything neighbors have said and also based on a misrepresentation of the subdivision as advertised. Dave Anderson was quoted as recently on May 13, 2021 “Winfield does not want to be Crown Point, we want to be unique.” The presentation that Todd gave to this group and the members of the community multiple times during the presentation he mentioned this is what he had used in other subdivisions. Not only mentioning the sign out front but also the stock playground equipment that he uses for these other various locations in the community. He went on further to say that on May 13, 2021 “we don’t want what’ in Crown Point and in every other subdivision we want to be unique and I think the land layout is unique to Winfield so let’s make the homes unique.” On March 28, 2021 Gerry Stiener Town Council President when asked what attracts people to Winfield he said “It’s sort of a rural setting and we want to try to keep that flavor. Were just trying to help maintain that small town feel the ease of access on the country feel that draws people here.” To give you context on Lennar and other leading competitor DR Horton Americas Builder in 2019 DR Horton was the number one home builder by closings at \$58,434 with a revenue of 17.4 billion dollars. Lennar had almost 7,000 fewer homes and made 3 billion more dollars off of the homes they sold. To give further context on what Lennar is doing the average profit margin on there homes according to their public investor reports in 2020 is \$99,200 dollars per home. In 2021 the average profit margin on there homes according to their public investor reports is \$105,000 and Todd Kleven of Lennar Homes said as recently as May 13, 2021 “there raising the cost of the home by \$40,000.” Lennar Homes bills themselves as a multi-billion-dollar corporation always striving to increase their margins and become more profitable with 3.36 homes per acre. When asked about these things Todd Kleven said “come on guys we are giving you 3 million dollars.” After planning commission members asked him about cottage home sizes and changing up the elevation of the single-family homes he said “come on guys we are giving you three million dollars.” We propose instead of the 515 homes for you to bring it down to 365 or fewer homes.

7:43 pm

Terry Nellemann; 9500 W. 103rd Place; St. John, IN – Him and his wife Catherine happen to be one of the owners of a Lennar home. We have the poster child of the dangerous homes that Lennar builds. My



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home is not for sale, my home is for show and the show will be for the people who are interested in seeing in what Lennar is building. They are building dangerous homes. It needs to get across. I hope this sinks in a little because your decisions reflect on 500 plus homes, home owners, potential voters, taxpayers, and send kids to school. These people have spent everything they can to get into these homes. I may be repeating myself but it needs to get sunk in. Again, documents even though I'm from St. John Lennar is still finishing up a big project in the Gates of St. John, Cypress Gates. Thank you for your time and whatever you vote for, it will reflect on these homeowners of these Lennar homes.

7:46 pm

Comment from the audience; person did not identify themselves. Question on amendment that was approved to never connect there are going to be taps there is there going to be a fee to connect? Is it going to be to Lennar or the Town? Who will take care of the infrastructure through the subdivision to run our sewer lines to connect to that tap because this will be to the northwest corner of our subdivision?

7:47 pm

Derek VanTichelt; 6528 E. 114th Place; Winfield, IN – I don't know what the cost us to do that infrastructure. Back to that guy from St. John some of us have been living here for 15 years in that subdivision and we were bamboozled by that developer there. The town approved our lots without move over sites so several of us including myself couldn't move right now without disclosing that I don't have a move over site. Having said that I had to spend \$80,000 and buy the lot adjacent to me for a move over site which I don't have that right now and cost me approximately \$200 per month to get my septic system pumped. Appreciates everything the town council does and with little fan fair being on several boards himself but appreciates considering that. Would like to know in future meeting what the options would be to tie into at least the city sewers.

7:48 pm

Mike Zolfo; 5203 E. 109th Place; Winfield, IN – He comes here as a resident of Winfield but also a shareholder in Lennar Homes. He is here as a shareholder to say he is against this development. He is against this development this is a great company to invest in but you don't want them in your backyard. As what was mentioned before Lennar homes is a track home builder. The quality of there homes is questionable. Granted there is one gentleman here who spoke on that. You can go on-line and look at some of the other places where they rate them as a 1 or 2. In the last meeting when the plan commission meeting was here, I was here when they did the original presentation and many of you were asking them about the size of the cottage homes. You had problems with not wanting to look like a rectangle. You also had problems with the uniformity of the homes and you were asking them to do some modifications. When Todd showed the elevations and everything it looked like you had five different sheets with three different elevations on it. When one of you pointed out that these were great Todd said no, we are doing elevation b. So, they eliminated the different elevations you could choose from. The problem with this is the density of the homes if you're in Wyndance like we are you got our smallest lot is 10,800 square feet. Some are on 24,000 square feet and some on 20,000 square



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feet if you have homes that are similar like that on those lots it doesn't look like Evergreen Park, Palatine, and Schaumburg if you know those areas. When you have them on lots averaging 9,000 square feet then the problem is that they all look the same. Last thing and this is a question knowing how the corporation here at Lennar works my question is they just started a joint venture with a private equity firm called Center Ridge Partners the program is Upward America and are going to start renting out homes in the subdivisions they built. One question I would have you ask is them is if they are going to retain any of the ownership of those homes to rent out of the ones they don't sell?

7:52 pm

Kathy Walsh; 5809 E. 105th Place; Winfield, IN – One thing I will say about my daughter's old house when we drove through the subdivision, we couldn't find it because they all looked alike. She had problems buying a brand-new home with what she got. Her granddaughter's room was about 15 degrees colder just because of the quality of work they do. What about the lot sizes? She didn't realize Winfield was making a concession to reduce lot sizes. She also thought Winfield had an ordinance on no more inground pools. Are they going to be able to put fencing around their pools? As far as the pool that they are putting in there can anyone go into that pool and just have a rash of people from all other subdivisions so will the crime rate go up? We finally have a police force but there going to be stretched. She doesn't like seeing that roundabout right in front of her subdivision. If it's going to be structured like that one in Crown Point that is not wide enough its to narrow.

Public hearing closed at 7:56 pm

Dave Anderson stated he heard comments regarding the houses and making them different. Two things one would you be willing to agree with one of the things we talked about last time was having brick, masonry, or stone on houses so there not all vinyl? Todd Kleven stated at the last presentation three things were asked at that time one the cottage home smallest one needed to be increased with they did, two the corner lot had to be dressed up which they added a 2nd floor window, and third the current ordinance states that anything above 2,000 square feet doesn't require brick they will supersede that and put masonry on 75% of them. Second part Dave Anderson stated was the antimony clause. Todd Kleven stated that Lennar has there own and also met ours house A can't look like house B and the further you get away you can start to repeat the house again. Per Attorney Dave Austgen so far, the terms are not adequate and they need to go over the early draft. Nick Bellar confirmed that they are still working on the antimony clause. Nick Bellar has no other comments on the development they recommend to approval subject to all conditions they discussed. Let the record show that the petitioner Todd Kleven of Lennar Homes agrees to remove the connection to prairie crossing to leave it unimproved stub sanitary and water to our east property line in the same location that it is currently shown and the right of way will revert back to the petitioner owning it but granting an easement across that area to the Town of Winfield. Tim Clayton stated to let the record reflect that. Tim Clayton will entertain a motion on Docket PC 2021-06 Primary Plat Approval under the conditions of the site plan is attached, public comments is entered with this, the road removed as per Lennar, the easement being a public easement, development plan meets all engineering including the antimony clause including the



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75% masonry and the developer agrees with this. Tony Clark made a motion to approve the primary plat based on the conditions listed, Joe Gacsy 2nd motion, motion passed all in favor 6 – 0.

NEW BUSINESS:

1. Request for Public Hearing

Docket PC 2021-07 – Primary Plan Approval – 1 Lot Subdivision – Robert A. Taft Middle School

Owner: Crown Point Community School Corp.
Petitioner: Crown Point Community School Corp.
Vicinity: 12408 Gibson Street
Request: Primary Plat Approval – 1 Lot Subdivision

Adam McAlpine he is here on behalf of the applicant of Crown Point Community School Corporation and joining him here tonight is Katie Dowling with Crown Point Community Schools and Dion Katsouros with Skillman Corporation. They are here tonight to talk about an exciting new development in Winfield for the construction of a new middle school. Also, part of the team is Torranga Engineering and he is a subconsultant to them and is here on there behalf. The project location is at the intersection of 121st Avenue and Gibson Street at the southwest quadrant of that intersection. Crown Point Community Schools has 98 acres at that location, 74 of those acres are proposed to be developed. The size of the school is 230,000 square feet with athletic fields situated to the west and to the south. Also, five different parking areas. The available occupancy at full build out is 1,400 students and staff that can occupy this space. Construction time frame on this is around 24 months. Design work is almost finished with the exception of the revisions that they will need to make. The plan is to begin the site work this summer with a 24-month time frame so this would start to be occupied August of 2023. This is existing agricultural fields to the north is an unimproved roadway mostly gravel. The runoff from the land is ultimately contributed to Niles Ditch which flows to the west. Some more on stormwater management; they are working with our engineer DLZ to ensure that this site is in design with our storm water standards. They are working to capture the water within the detention ponds which will also have fore-bays. On the southwest quadrant there is an existing pond that they plan to keep intact for educational purposes. There will be an internal stormwater system that will capture the building and the parking lot they are taking into consideration of the offsite areas as well. The north east there is 123 acres of land that shed toward Niles Ditch through the school's property. It will be their responsibility to make sure the culverts under 121st and underneath the school's entrance is appropriately sized so the water doesn't rush over. Onto the sanitary sewer and water, they are working on a gravity sewer line that will drain to a low point. They are working with our engineer Lintech on this to design a sanitary sewer pumping station. The sanitary sewer pumping station will be just west of Gibson Street about midway on the property on far eastern end. The nearest water supply is on 117th Avenue so they understand there will be offsite extension utility work. There will be five different parking areas for a total of 690 parking spaces and 73 bus parking spaces they have accurately accounted for the amount of traffic. Frontage improvements will be 121st will be fully reconstructed to support bus traffic. This will be widened on the southern portion and curb and gutter on the north half this will be more of a road side channel. They were asked to prepare a traffic study and an engineering firm was hired. The study has



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been prepared and reviewed by our engineer. Nick Bellar stated they are ready for public hearing based off the process they have been talking about as far as site infrastructure being reviewed and approved first. Dave Anderson stated he feels there is still a lot to agree upon such as Decatur. Nick rephrased his endorsement on the public hearing with the understanding that there is still some work that needs to be done; we can have a public hearing and defer at that moment. Dave Anderson questioned that if they continue with a public hearing until all questions are answered and the citizens questions are they can leave public hearing opened. He doesn't want to hold them up but there is still a lot to do. Jim Hajek has a storm water question regarding the water shedding from the north. How much of that watershed water are we collecting, how long are we holding it, and how much are we releasing into Niles Ditch? Mike Duffy addressed this; that it is Adam's responsibility is to design all of his site infrastructure to handle the entire water shed unchecked. They are allowed to by pass all of the offsite storm water issues. The balancing act the town has is currently we have pipes under the existing roads that bottle neck. We as a town have to look at that. Jim Hajek also noted regarding the road side channel on the north side of 121st his concern is that they cause safety issues for drivers do we know what the depth of that will be? Dave Anderson also is concerned. Per Mike Duffy they are still looking into this drainage is going to be a concern the frontage will be to the town's standard. Dave Anderson stated to have a public hearing so everyone can address questions and concerns. Dave suggested that they get on Nick's calendar and he will review the information and come up with a list of questions before the next meeting. Dave Anderson made a motion to have a public hearing on both items. Tim Clayton stated we have a motion to have a public hearing on both the plat approval and the zone change from AG to PDM, Dave Anderson amended his motion to having the zone change first and the primary plat plan to follow. Tony Clark 2nd the motion, all in favor 5 – 0, Mark Nelson abstains from this vote.

STAFF REPORT / ATTORNEY REPORT

With no further business before the Commission, Dave Anderson made motion to adjourn, Jim Hajek 2nd motion, passed by voice vote 6-0.

ADJOURNMENT: 8:49 PM

Attest:

Plan Commission Secretary

Plan Commission President

Transcriber: Dawn Petersen
Administrative Assistant