

5. PUBLIC COMMENTS - Prior to the Public Comments, President Blecker provided a brief summary of the major elements of a proposed Village of Campton Hills (VOCH) IGA with City of Elgin (COE) and Lennar related to the Ponds of Stony Creek:

- VOCH would agree to transfer all municipal jurisdiction of the ~1,000 ft. of McDonald Road to the City of Elgin;
- VOCH would agree to confirm approval of the currently proposed locations of the access points for the Ponds Subdivision;
- VOCH would agree to the detour and signage therefore on its portion of McDonald Road;
- Lennar agrees to pay for the entire cost of reconstructing McDonald Road to the eastern property line of the Ponds Subdivision;
- Lennar agrees to direct construction traffic so that it comes from the west (Corron Road), except for the stone and concrete. This represents approximately 75% of the construction traffic;
- COE and Lennar agree to reduce the height of the street lighting to 30', use LED bulbs and full cut-off fixtures to conform with the dark sky concerns, provided that the VOCH acknowledges such changes may result in the need for more poles;
- COE and Lennar agree that no more than two curb cuts will ever be made on McDonald Road along the frontage of the Ponds Subdivision, provided it is not redeveloped for a non-residential use;
- COE would agree not to annex any of the property across from the Ponds Subdivision for a period of 20 years;
- COE would agree not provide sewer or water service to the same area which they promise not to annex.
- Lennar would pay the VOCH the sum of \$150,000.

Attorney Stewart advised the purpose of meeting is to authorize negotiations to incorporate terms and conditions of the meeting held on June 27, 2018.

Patsy Smith, Homeward Glen Drive

- Include no annexation of parcels south of Stony Creek and east of Corron Road into Elgin
- Complaints of road maintenance by City of Elgin and Campton Hills residents are skeptical of allowing road to go under Elgin jurisdiction. If the Village agrees to this, we should have a clause to not to do it until (date to be determined) and Elgin has proven they can take care of a road. If they can't, we can back out and maintain jurisdiction.
- Do not allow gravel trucks due to wear and tear on the road. If they insist on allowing, they need give more money to repair it
- Confirmed understanding of \$75,000 VOCH + 150,000 plus escrow funds by Lennar and two seasons to complete.

Chris Tiedt, Phar Lap Drive

- Would like to see no construction traffic on the road we have jurisdiction over
- Cost \$350,00 total 150,000 to VOCH and \$200,000 into escrow. What about a contribution from City of Elgin.
- Trotter estimate of \$700,000 and Trustee Millette confirmed he calculated our portion
- Light poles would follow our dark skies. Why are we talking about it? Trustee Millette advised they were following it on the interior streets but ignoring on McDonald with 40". We request drop to 30" and they agreed and may add more
- Elgin does not hold up their end of agreements

Michael Redman, Fielding Ct

- Homeowners aware of situation and concerned with safety as McDonald road was not built for that traffic
- Diversion of traffic thru Arlington Estates. Village needs a long term comprehensive plan for area traffic. Partner with City of Elgin, County and Township to develop a plan.

Denise Gorlich, Northern Dancer Ln

- Fear of Ponds of Stony Creek connecting to Arlington Estates. Would like a clause added that they will never try to connect

Mary Fredrick, Phar Lap Drive

- Estimate include ROW acquisition? No, no money included
- Why lights on McDonald Rd at all? Entrance only and in subdivision. But why on McDonald when other subdivisions, i.e. off of Bowes, do not have lights on Bowes Rd every 300 feet. Lights will be out of place.

3-way stop at Phar Lap is an immediate solution, but what about at Cloverfield. Just as much traffic there as at Phar Lap.

6. ACTION ITEMS

- a. Motion to direct the Village Attorney to draft and negotiate an IGA with Elgin and Lennar regarding McDonald Road which is substantially consistent with the July 2, 2018 memo presented to the Village Board, along with including delay of transfer of road until completion of the work, reiterating construction traffic to strike the word "stone", and to confirm neither party, City of Elgin, or Lennar, will ever attempt to purchase that part of Phar Lap that the Village has previously vacated to adjacent property owners made by Trustee Millette; seconded by Trustee Girka**

Trustee Girka

- Disappointed City of Elgin has no contribution, but negotiations have come along way. In favor with adding stipulations.
- Comprehensive plan for roads is a great idea.

Trustee Tyrrell

- Thanked public for comments and safety is priority
- Developer driven. City of Elgin shows not much interest
- Board offer 2-weeks ago was that developer fix the road and pay 100%
- \$75,000 insignificant from developer and puts the Village on the hook and pulling the entire project together.
- 3-way stop at Phar Lap. Approximately \$900.00 per stop sign with solar panel and flashing lights.
- At most curves, drivers slow down. Straighten out and now a straight shot. The only way to guarantee a car to stop is to install a stop sign.
- Residential properties are affected to straighten the road. Owners not yet contacted.
- Elgin has a bad history of road maintenance. Evident on McDonald Road
- How enforceable is an IGA, they may fall apart and take possible litigation to enforce
- The Village could use our cost portion of the project to repair more roads that are in need
- Very clear, the Board wants Lennar to fix road and curve at their expense.

President Blecker commented that that stretch of road will have to be fixed and the burden will fall on the Village if we maintain ownership.

- The Road is no different than Campton Hills Road or Empire Road

Trustee O'Dwyer

- Agree with Trustee Tyrrell
- Lennar and City of Elgin to do it, not Village of Campton Hills
- Not interested in IGA

Trustee Tyrrell

- How enforceable is IGA
- Attorney Diamond advised the IGA is a legal document and is enforceable

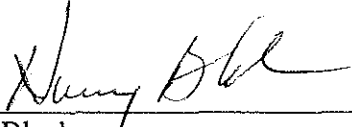
Roll Call Vote: [AYES: 3] [NAYES: 2] [ABSENT: 1] Motion **FAILED**
Trustee Millette Trustee O'Dwyer Trustee George
Trustee Girka Trustee Tyrrell
President Blecker

7. **CLOSED SESSION** - No closed session was held.

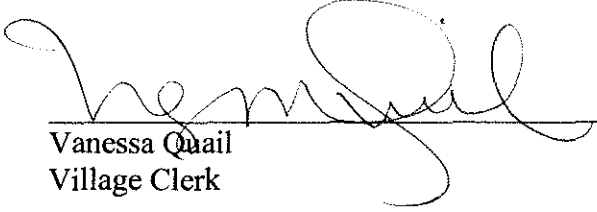
8. **ADJOURNMENT - MOTION TO ADJOURN THE MEETING at 8:10pm** made by Trustee Tyrrell; and seconded by Trustee Millette.

Voice Vote: [AYES:4] [NAYES: 0] [ABSENT: 1] Motion **CARRIED**

Approved this 17th day of July, 2018



Harry Blecker
President



Vanessa Quail
Village Clerk