

**MINUTES
COMMITTEE OF THE WHOLE MEETING
VILLAGE OF VERNON HILLS
FEBRUARY 6, 2007**

IN ATTENDANCE: President Byrne called the meeting to order at 7:25 p.m. The following Trustees were present: Hebda, Koch, Marquardt Schultz, Schwartz and Williams.

Also present were Assistant Village Manager Kalmar, Finance Director Nakrin, Chief of Police Fleischhauer, Public Works Director Laudenslager, Village Engineer Brown, Attorney Citron and Village Clerk Pelletier.

1. APPROVAL OF 1/22/2007 COMMITTEE OF THE WHOLE MINUTES.

Motion by Trustee Koch, second by Trustee Hebda approval of the 1/22/2007 Committee of the Whole Minutes. Roll call vote:

AYES: 7-Williams, Hebda, Koch, Marquardt, Schultz, Schwartz, Byrne

NAYS: 0-None

ABSENT: 0-None

Motion declared carried.

2. CONSIDERATION OF A REPORT AND RECOMMENDATION FROM THE PLANNING AND ZONING COMMISSION REGARDING A REQUEST FOR PRELIMINARY AND FINAL PLAT APPROVAL OF A TWO-LOT RESUBDIVISION OF LOT 6 IN HAWTHORN CENTER SUBDIVISION – WESTFIELD HAWTHORN - MILWAUKEE AVENUE

Assistant Manager Kalmar stated Scott Nierman, Vice President of Development for Westfield and Patrick Gunn of Spaceco had appeared before the Planning and Zoning Commission on 1/31/2007 and requested a preliminary and final plat approval of a two-lot resubdivision of Lot 6 in Hawthorn Center Subdivision, which contained the JC Penney store and former Home Store building. The subdivision would allow the former Home Store site to be sold to Westfield.

The proposed size of the new Lot 1 was 4.26 acres and Lot 2 would be 11.46 acres, which would comply with the minimum lot stands of the Village. Staff had concerns with existing parking on the site was not adequate and a cross parking agreement would have to be reviewed by the Village Attorney. The Planning and Zoning Commission unanimously approved preliminary and final plat approval of the resubdivision of Lot 6 in Hawthorn Center Subdivision, subject to the following:

- a) Compliance with the Plat of Resubdivision prepared by Spaceco, Inc. dated 12/11/06 except as otherwise amended by the Village Engineer or Board of Trustees.
- b) Compliance with the Technical Review Comments dated 1/22/07.
- c) Compliance with all ordinances of the Village except as otherwise noted.
- d) It was recognized that the number of parking spaces may not be adequate for some uses as defined in Section 19.7 of the Zoning Ordinance. The cross parking agreement, reviewed and approved by the Village Attorney, for addition off-site parking would be required prior to recordation of the plat.

Trustee Schultz inquired if any tenants were proposed for the vacant building. Mr. Gunn stated there were no tenants at this time. Trustee Koch stated concerns regarding the cross parking over Ring Rd. Mr. Kalmar stated the parking would afford employees to park away from the building to allow customer's access to the retail facility. President Byrne inquired if there were changes to the

ownership of Ring Rd. and was informed there would be no changes. Motion by Trustee Schultz, second by Trustee Marquardt to direct staff to prepare the necessary ordinance granting approval to the preliminary and final plat approval of the resubdivision, subject to the conditions listed above. Roll call vote:

AYES: 7-Hebda, Koch, Marquardt, Schultz, Schwartz, Williams, Byrne

NAYS: 0-None

ABSENT: 0-None

Motion declared carried.

3. RIVERVIEW PLACE – CONCEPT PLAN PRESENTATION – EAST OF MILWAUKEE AVENUE ACROSS FROM AMERICAN HOTEL REGISTER.

Assistant Manager Kalmar introduced Kevin Breslin, of Richmond Breslin LLP, representing the Riverview Development Group LLC, who presented the concept plan for a mixed use development with 259 condominium units and approximately 20,600 sq. ft. of retail space on a 14.02 acre site located across from American Hotel Register. Mr. Breslin provided a power point presentation of the plan. The project and the majority of condos would face eastward towards the Des Plaines River and the County Forest Preserve.

The proposed number of residential units (259) exceeded the maximum densities permitted (203) by the R-7 District, which allowed a maximum of 14.5 dwelling units per acre, by 56 units. The proposed plan called for approximately 18.5 dwelling units per acre, a density increase of almost 28% over the R-7 requirements, and slightly less than the density permitted in the TIF District for the Opus Project. The plan called for three 7 story condo buildings and one 4 story condo building with retail and restaurant space. A clubhouse with pool facilities was located in a separate building. The proposed residential parking for the site was 491 spaces, which was 105 less than required by the Zoning Ordinance that called for 2.3 spaces per unit. A variation in the required parking was granted for Opus and if applied, would still cause a deficit of 79 spaces. The parking for the retail portion of the project appeared to be sufficient; although the Zoning Ordinance calculated parking on a “gross” square foot basis, and this plan provided only “net” square footage of the retail building.

The Comprehensive Land Use plan adopted in 2003 called for low density retail uses on this site, which staff questioned changing. The property was currently zoned R-1 and B-1 and to allow the project to move forward would require approval of a PUD with variations and an amendment to the Zoning Ordinance due to the mixed use nature. Limited wetlands/floodplain was on the property, and would require work through with SMC. Access to the site would be from two points on Milwaukee Avenue and would require approval from IDOT. Riverview Place would add the fourth leg to the intersection at the AHR main entrance, which a traffic signal was tentatively approved.

Trustee Koch approved of the concept plan and had concerns regarding the distance the buildings were from the Des Plaines River. Trustee Koch thought the condo portion was under parked and questioned the high density of units. Trustee Schwartz approved of the over all plan but preferred to see the retail area near the river. Trustee Schultz approved of the plan and questioned if the structures could be taller to allow for additional parking. Trustee Schultz inquired the possible development of the additional properties to the south of the site. President Byrne inquired if the restaurant could be placed at the top of a building for view. Trustee Hebda approved of the concept plan and inquired if affordable housing for seniors could be a possible use. The Committee directed Riverview Development Group LLC to begin technical review and once completed, proceed to the Planning and Zoning Commission for further considerations as discussed.

4. **ADJOURNMENT.**

Motion by Trustee Schultz, second by Trustee Koch to adjourn the Committee of the Whole Meeting.

Roll call vote:

AYES: 7-Koch, Marquardt, Schultz, Schwartz, Williams, Hebda, Byrne

NAYS: 0-None

ABSENT: 0-None

Motion declared carried.

Meeting adjourned at 8:25 p.m.

Linda Pelletier, Village Clerk

Roger L. Byrne, Village President