

**MINUTES
COMMITTEE OF THE WHOLE MEETING
VILLAGE OF VERNON HILLS
FEBRUARY 22, 2007**

IN ATTENDANCE: President Byrne called the meeting to order at 7:45 p.m. The following Trustees were present: Hebda, Koch, Marquardt Schultz and Williams. Trustee Schwartz was absent.

Also present were Village Manager Allison, 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 2/06/2007 COMMITTEE OF THE WHOLE MINUTES.

Motion by Trustee Schultz, second by Trustee Marquardt approval of the 2/06/2007 Committee of the Whole Minutes. Roll call vote:

AYES: 6-Koch, Marquardt, Schultz, Williams, Hebda, Byrne

NAYS: 0-None

ABSENT: 1-Schwartz

Motion declared carried.

2. CONSIDERATION OF A REPORT AND RECOMMENDATION FROM THE PLANNING AND ZONING COMMISSION REGARDING A REQUEST FOR TO AMEND THE APPROVED SITE AND LANDSCAPING PLANS GRANTED IN THE SPECIAL UNIT PERMIT FOR A PUD TO ALLOW THE EXPANSION OF THE HAWTHORN DISTRICT 73-ELEMENTARY BUILDING SOUTH.

Assistant Manager Kalmar stated Dr. Youssef Yomtoob, Superintendent of Hawthorn District 73 had appeared before the on 2/07/07 Planning and Zoning Commission to request approval to amend the approved site and landscaping plans granted in the Special Unit Permit for a PUD and allow the expansion of the Elementary Building South for construction of a cafeteria addition. The addition would be located on the front of the building near the main entrance. The current cafeteria function was in a portion of the gym and the removal would allow full use of the gym for other activities other than lunch.

The Planning and Zoning Commission voted unanimously to recommend approval to amend the approved site and landscaping plans granted in the Special Unit Permit for a PUD and allow the expansion of the Elementary Building South subject to the following conditions:

- a) Final approval Village Engineer of the storm sewer connection.
- b) Final approval of the landscape plans by the Village Landscape Architect.
- c) Compliance with the plan set prepared by Legat Architects dated 1/04/07 and containing plans that were prepared by Gewalt Hamilton and 3D Design.
- d) Compliance with previously approved conditions as setforth in Ordinance 2003-40.
- e) Compliance with all ordinances and standards of the Village except as may otherwise be provided.

Motion by Trustee Hebda, second by Trustee Williams to direct staff to prepare the necessary ordinance granting approval to amend the approved site and landscaping plans granted in the Special Unit Permit for a PUD and allow the expansion of the Elementary Building South, subject to the conditions listed above. Roll call vote:

AYES: 6-Marquardt, Schultz, Williams, Hebda, Koch, Byrne

NAYS: 0-None

ABSENT: 1-Schwartz

Motion declared carried.

3. **CONSIDERATION OF A REPORT AND RECOMMENDATIONS FROM THE PLANNING AND ZONING COMMISSION REGARDING VARIOUS REQUESTED APPROVALS FOR THE SHOPPES AT GREGG'S LANDING PUD - (CASE 06-05 GREGG'S LANDING SOUTH COMMERCIAL PARCEL – THE SHOPPES AT GREGG'S LANDING).**

Assistant Village Manager Kalmar stated representatives of Bradford Real Estate presented their proposed 36 acre site development plans for The Shoppes at Greggs Landing to consist of two phases: 1) Phase One containing 6 lots with an Outlot A; and 2) Phase Two containing 8 lots with an Outlot A at the 2/07/07 Planning and Commission hearing. Seven residents of Oakmont and Gregg's Landing were in attendance at the hearing to voice their concerns.

Trustee Koch stated the architectural designs had come along way, but he had concerns regarding the muted red in the Staples signage. Trustee Schultz requested the basket weave brick carry out more detail. Trustee Schultz requested the garden center of Lowes had a wrought iron appearance and trees planted in the parking lot islands should have a clearance of 6'-8' clearance from the ground. Mr. Don Kathan had concerns for the western berm lack of depth. Mr. Brian Fluno requested the glass panels on the retail buildings be replaced with stone, and he had concerns regarding the small 18" balusters at the western elevation of the Lowes building. The HOA members requested a monument sign for the entrance to the Gregg's Landing residential area. Mr. Chester Lis had concerns regarding the approval of setback variances for the development. President Byrne stated signage for White Deer Run Golf Course would need to be addressed.

Motion by Trustee Williams, second by Trustee Schultz to direct staff to prepare the necessary ordinance and development permit granting approvals to the special use permit for the PUD and drive-thrus, the necessary variations, final site, landscaping plans and building elevations for all buildings, final approval of the plat of subdivision for the project, subject to the conditions as follows:

A. The Commission voted unanimously to recommend approval of a Special Use Permit to allow for a Planned Unit Development consisting 7 lots, subject to the following conditions:

General Compliance with the following plans:

1. Master Site Plan prepared by Smith Engineering Consultants with a date of 12/22/06 and consisting of 3 pages.
2. Final Plat of Gregg's Landing South Subdivision prepared by Smith Engineering Consultants with a revised date of 12/22/06 and consisting of 45 pages (CE-1 thru 45).
3. Engineering Improvement Plans prepared by Smith Engineering Consultants with a revised date of 12/22/06 and consisting of 45 pages (CE-1 thru 45).
4. Revised Engineering Improvement Plans prepared by Smith Engineering Consultants with a revised date of 1/04/07 and consisting of 8 pages (CE-01, 02, 07-10, 14).
5. Landscaping Plans prepared by Atwell Hicks with a revised date of 12/22/06 and consisting of 5 pages (LS-01 thru 05) except as otherwise amended in the Addendum to the Staff Report dated February 6, 2007.
6. Photometric Plans prepared by Hubbell Lighting with a revised date of 12/22/06—and consisting of 1 page (E-01), as revised with the 25 foot lights poles and the shoe boxes and lower heights on the wall pack lights.
7. Revised Photometric Plans prepared by Hubbell Lighting with a revised date of 1/04/07 and consisting of 1 page (E-01).

8. Architectural Plans and color elevations prepared by OKW Architects consisting of elevations for Lowe's, multi-tenant Retail Building and Staples at Gregg's Landing with a date of December 22, 2006 and consisting of 6 pages.
9. Architectural Plans – Detailed plans for Lowe's Rear & Side Elevations prepared by OKW Architects with a date of December 22, 2006 and consisting of 1 pages (AO2).
10. Architectural Plans – Detailed plans for the Retail Building Floor Plans & Elevations (Multi-tenant) prepared by OKW Architects with a date of December 22, 2006 and consisting of 1 pages (AO3).
11. Architectural Plans – Detailed plans for the AMCORE Bank – Detailed Elevations (dated 1/15/07) and color perspective drawing (dated 1/25/07) prepared by Larson & Darby Group consisting of 3 pages.

Variations as requested by the petitioner:

1. To allow a reduction in the number of parking spaces on Lot 1 (Lowe's) from 681 spaces as required by the Annexation Agreement to 581 spaces.
2. To allow a reduction in the building setback line along Milwaukee Avenue from 100 feet to 90 feet on Lots 2, 3 and 4.
3. To allow a reduction in the required buffer along Milwaukee Avenue from 50 feet to 25 feet.
4. To allow the multi-tenant, ground mounted monument signs to exceed the maximum of 50 square feet in size and exceed the maximum height of 8 feet. Specially, for the Milwaukee Avenue, the sign will be 21 feet in height and 273 sq ft in size. For the Gregg's Parkway, the sign will be approximately 12 feet in height and 195 sq ft. The ground mounted flood lights are to be removed and the signs will be internally lighted.
5. To allow 2 additional wall mounted signs on the Lowe's Building, subject to the total amount of signage not exceeding the amount permitted by the Sign Ordinance.

Due to concerns by individual Commissioners, Chairperson Morris decided to break the variations up into individual votes, as follows:

- B. The Commission voted unanimously to recommend approval of a Special Use Permit to allow for Variations #1, 2 and 5 noted above.
- C. The Commission voted 4-2 (Heidner, Hezner) to recommend approval of a Special Use Permit to allow for Variation #3 noted above.
- D. The Commission voted 5-1 (Heidner) to recommend approval of a Special Use Permit to allow for Variation #4 noted above
- E. The Commission voted unanimous to recommend preliminary and final site and landscaping plans approval for PUD and individual Lots 1, 3, 4 and 6, subject to the General Conditions listed below.
- F. The Commission voted unanimous to recommend approval of a Special Use permit to allow drive-thru facilities on Lot 3 (AMCORE Bank) and Lot 4 (Multi-tenant - coffee shop).
- G. The Commission voted unanimous to recommend preliminary and final approval of the architectural elevations for the buildings on Lots 1, 3, and 4, subject to the General Conditions listed below.

- H. The Commission voted unanimous to recommend preliminary and final approval of the architectural elevations for the building on Lot 6, subject to the General Conditions listed below.
- I. The Commission voted unanimous to recommend preliminary and final approval of the architectural elevations of the two multi-tenant monument signs on Milwaukee Avenue and the monument sign located at the corner of Milwaukee Avenue and Gregg's Parkway, subject to the General Conditions listed below.
- J. The Commission voted unanimous to recommend preliminary and final approval of (7 Lot subdivision with an outlot) Plat of Subdivision, subject to the General Conditions listed below.
- K. The Commission voted unanimous to recommend approval of the following General Conditions covering the entire site.
 - 1. Final approval of plans by the Village Engineer and Landscape Architect
 - 2. Compliance with the Technical Review responses from The Bradford Real Estate Companies and Smith Engineering Consultants in letters to John Kalmar dated 12/22/06 except as otherwise amended by conditions herein.
 - 3. No outdoor sales are permitted on the site without prior approval by the Board of Trustees.
 - 4. The site plan shall be amended to reflect the enclosed pallet storage area on the rear of the Lowe's building. Said storage area will be 8 feet tall and made of block with metal gates. It shall be painted to match the exterior of the main building.
 - 5. The property owner and/or business operator shall not use any type semi-trailers for temporary storage of materials/old appliances, etc outside the 3 dock truck well.
 - 6. For portions of the building not protected by curbs, the petitioner shall erect some type of building protect, i.e. bollards, etc, to prevent damage to the building subject to approval by Staff.
 - 7. The Village Attorney shall review and approve the REA Documents for the project prior to recordation of the Plat of Subdivision.
 - 8. Unless otherwise stated herein, all signage shall comply with the Village's sign ordinance, being Chapter 19 of the Code of Ordinances
 - 9. Direct access from the adjacent lots to entry drive magazines from Milwaukee Avenue and Gregg's Parkway shall be prohibited.
 - 10. All building materials within the "The Shoppes of Gregg's Landing" property shall comply with the materials samples boards prepared by OKW Architects and dated December 22, 2006. For any asphalt shingle used in the development, a minimum of a 30 year, random tab, architectural grade shingle shall be used.
 - 11. All buildings shall use of "goose-neck" type lighting on the exterior elevations of the building except with the rear wall packs lights will be consistent with that described by the Village Engineer. The petitioner will provide cut-sheet details on each of the lights shown on the plans.
 - 12. For any vacant lot and new building(s), the Planning & Zoning Commission and Village Board shall review and approve all site, landscaping and architectural plans.
 - 13. Signage for Cart Return Pens shall be informational and shall read pursuant to page CE-39. The maximum size of these signs shall be 3 sq ft.
 - 14. The lighting standard for all properties within the development shall comply with the Village's standard 25 foot poles, shoe-box style fixtures with 400W bulbs. The parking lot lighting calculations will be based on a light loss factor of 1.0.
 - 15. The proposed photometric plan shall be amended to comply with the proposed standards set forth in #14 above.

16. The landscape plans for each property should be modified to include bike racks. The number and locations of these racks will be reviewed and approved by the Village Landscape Architect.
17. When warrants are met allowing for installation of a Traffic signal on Gregg's Parkway, petitioner shall pay for a proportionate share of the cost for the signal and related installation costs. This cost will not exceed 50% of the cost and will be shared with the owner of the parcel north of Gregg's Parkway.
18. The REA Document shall specify that the berm located along the west property line shall be maintained in a manner free from trash or other debris. This maintenance activity shall occur on a weekly basis or when directed by the Village.
19. No parking spaces on site shall be converted to compact car size spaces so as to increase the total number of parking spaces without review and approval by the Village Board.
20. For STAPLES', the background color for the sign shall be a more muted red tone. Additionally the tag lines, i.e. furniture, office supplies, etc. shall be removed.
21. Compliance with the comments in the Landscape section of this report.
22. Compliance with all ordinance and standards of the Village except as otherwise noted.
23. The Drive through plan on Lot 4 shall be accommodated by one-way traffic through the site, subject to approval by the Village Engineer
24. The multi-tenant building will include the cultured stone as described in the Addendum to the Staff Report dated February 6, 2007.
25. Prior to a issuing a Temporary Certificate of Occupancy, the Lowe's Store Manager will meet with Staff and Police Department to establish guidelines for loading/unloading in the morning and evening hours.
26. Lowe's will work with staff with regard to parking on-site vehicles south of the building between the building and the railroad tracks. The intent is to allow them to park the vehicle overnight while also insuring that they are screened from the surrounding properties.

Additional condition items added for approval:

- The Board shall review and approve the brick samples for the Staples building.
- For all elevations of the AMCORE bank building, the developer shall use the same lighter colored brick as shown on the Staples elevation within the area shown as the basket weave brick panel and bounded by the cast stone band.
- All roofing shingles shall be the same color and type when applied to or proposed for any building on the site. (We need to identify the type and color)
- For the Lowe's Garden Center, the same "wrought iron" as proposed for the front of the Garden Center shall be applied to the south elevation of the center.
- The developer and the staff shall work to review the height of the lowest branches on the trees within the parking lot and around the buildings to eliminate possible conflicts with pedestrians.
- The developer and Lowe's will provide a minimum of 18 inches in depth/relief for the columns on the rear elevation for Lowe's store.
- The Development Sign at the corner of Milwaukee Avenue and Gregg's Parkway shall be eliminated. In its place, the developer shall provide additional landscaping.
- The developer and Gregg's Landing HOA shall work with the Village Engineer to address the sight distance and traffic safety issues related to the placement of the residential monument sign within the island with the Gregg's Parkway ROW. This review will also include the size and placement of the sign.

- The HOA will appear before the Village Board for approval of the residential monument sign.
- The Village will explore the possible vacation of the island located within Gregg's Parkway ROW as an alternative to allowing the HOA to operate the residential monument sign within the Village's ROW.
- The Board recognizes that the developer has agreed to make a contribution to the Gregg's Landing HOA for the construction of the residential monument sign. It further recognizes that the total amount of said contribution has yet to be determined and will be based on further discussions between the developer, Gregg's Landing HOA and the Village.
- If the developer and Gregg's Landing HOA agree, the operator of White Deer Run Golf Course should be contacted to explore the possible inclusion of a sign identifying the golf course within the residential monument sign.

Roll call vote:

AYES: 6-Williams, Hebda, Koch, Marquardt, Schultz, Byrne

NAYS: 0-None

ABSENT: 1-Schwartz

Motion declared carried.

4. CONGREGATION OR SHALOM - PRESENTATION OF REPORTS AND RECOMMENDATIONS FROM THE ZONING BOARD OF APPEALS AND PLANNING AND ZONING COMMISSION REGARDING THE PROPOSED EXPANSION PLAN FOR PROPERTY LOCATED AT 21 HAWTHORN PARKWAY.

Assistant Village Manager Kalmar stated representatives had appeared before the Zoning Board of Appeals on 1/18/07 and the Planning and Zoning Commission on 1/31/07 to request variances and final site, landscaping and building elevation approvals for construction of a new synagogue, classrooms and related parking lot on the existing property. The plan called for construction of a new synagogue and 100 space parking lot. The building would be approximately 22,400 sq. ft. and seat 300 people. The height of the 2-story building was 26 feet and the main entry would be located on the east. The parking lot adjacent to Hawthorn Parkway would be screened and landscaped with a 3-foot retaining wall and dirt which would be graded from the public sidewalk upward to the top of the wall, and landscaping. The parking lot lighting and vehicle light migration issues would need to be addressed. Motion by Trustee Schultz, second by Trustee Hebda to direct staff to prepare the necessary ordinance granting approval to the three (3) variations and final site, landscaping and building elevations for this project, subject to the conditions as follows:

I. Variance recommendation from the Zoning Board of Appeals.

1. Section 16A.6.2.3, to reduce the minimum rear yard building setback requirement of 40 feet to 30 feet.
2. Section 16A.6.4 to reduce the minimum front yard landscape buffer strip for parking lots of 30 feet to a minimum of 13 feet 7 inches.
3. Section 16A.6.5.2 to reduce the minimum berm height along the front property line from 4 feet to 3 feet as measured to the top of the screening wall of the parking lot.

II. Recommendation approvals from the Planning and Zoning Commission.

1. General compliance with the following:
 - Technical Review responses from Nevin Hedlund Architects, Inc. dated 11/15/06 and consisting of 9 pages and including materials and color samples.

- Site Plan prepared by Nevin Hedlund Architects, Inc. with a revision date of 12/15/06 and consisting of 1 page.
 - Building Elevations and floor plan prepared by Nevin Hedlund Architects, Inc with an issued for date of 11/30/06 and consisting of A-2 thru A-5 pages.
 - Preliminary Engineering Plan prepared by Gary A. Weiss, Inc with a revised dated of 11/30/06 and consisting of 2 pages.
 - Schematic Landscape Plan prepared by Hitchcock Design Group with no date and consisting of 1 page.
2. Final approval of plans by the Village Engineer and Landscape Architect prior to issuance of a building permit.
 3. Final approval of the required variations by the Board of Trustees. If the Board does not approve the variations, the site and landscaping plans would have to be modified and must return before the Commission to review and approval.
 4. The petitioner shall submit a photometric plan which complies with the ordinances and standards of the Village. The petitioner shall use “shoe box” type parking lot lighting fixtures. The poles heights shall not exceed the proposed height of the new building. The Village Engineer shall approve the photometric plan and details prior to issuance of a building permit.
 5. The landscape plan shall be amended to reflect the approved site plan. The petitioner shall work with the Village Landscape Architect to make sure the plan is consistent with intent of the Landscape Ordinance and provides a wide variety of seasonal colors and screening for the parking lot.
 6. The engineering plans shall be amended to reflect the approved site plan.
 7. The existing monument signs shall conform to the minimum setback requirements of 10 feet from the front property line.
 8. Compliance with all ordinances and standards of the Village except as otherwise noted above.
 9. Finalization of an interim Parking agreement with Hamilton Partners
 10. Meet with Staff to minimize headlight sweep to adjacent property, i.e. add landscaping or fence
 11. Meet with Staff to Minimize:
 - light migration to the adjacent properties especially residential area
 - glare
 - consider lower pole heights, etc
 - height mitigation to adjacent properties especially residential

Roll call vote:

AYES: 6-Schultz, Williams, Hebda, Koch, Marquardt, Byrne

NAYS: 0-None

ABSENT: 1-Schwartz

Motion declared carried.

5. SMOKING REGULATIONS-SMOKING ROOMS.

Village Manager Allison recommended not to pursue hiring a consultant to develop a standard for smoking rooms.

6. AT&T PROJECT LIGHTSPEED.

Village Manager Allison stated there was movement by a number of the municipalities on the issue of the AT&T Project Lightspeed, which would provide internet service to the community. The outstanding issues were universal coverage, the big boxes in the rights of way, and the level playing

field with cable providers. Staff recommended retaining counsel in an amount not to exceed \$2,000 and proceed with discussions with AT&T regarding internet service for the community.

7. **ADJOURNMENT.**

Motion by Trustee Schultz, second by Trustee Williams to adjourn the Committee of the Whole Meeting. Roll call vote:

AYES: 6-Williams, Hebda, Koch, Marquardt, Schultz, Byrne

NAYS: 0-None

ABSENT: 1-Schwartz

Motion declared carried.

Meeting adjourned at 10:30 p.m.

Linda Pelletier, Village Clerk

Roger L. Byrne, Village President