

**MINUTES  
COMMITTEE OF THE WHOLE MEETING  
VILLAGE OF VERNON HILLS  
MARCH 4, 2008**

IN ATTENDANCE: President Byrne called the meeting to order at 7:20 p.m. The following Trustees were present: Koch, Marquardt and Williams. Trustees Hebda, Schultz and Schwartz were absent.

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

**1. APPROVAL OF 2/19/2008 COMMITTEE OF THE WHOLE MINUTES.**

Motion by Trustee Williams second by Trustee Koch approval of the 2/19/2008 Committee of the Whole Minutes. Roll call vote:

AYES: 4-Koch, Marquardt, Williams, Byrne

NAYS: 0-None

ABSENT: 3-Hebda, Schultz, Schwartz

Motion declared carried.

**2. CORNER BAKERY CAFÉ - CONSIDERATION OF REPORT AND RECOMMENDATION FROM THE PLANNING AND ZONING COMMISSION REGARDING A SPECIAL USE PERMIT TO ALLOW A CARRY-OUT RESTAURANT TO BE LOCATED AT 455 TOWNLINE ROAD.**

Assistant Village Manager Kalmar stated representatives of the Corner Bakery Café (CBC) had appeared before the 2/20/2008 Planning and Commission to request approval of a special use permit to allow a 4,500 sq. ft. carryout restaurant and amend the approved site and landscape plans and building elevations for the former BD Mongolian site. The restaurant would seat approximately 125 indoor and 48 outdoor. The entrance would be located on the east side of the building. Parking would be located east of the entrance. Black and white vertical striped awnings would be placed over the windows and doors. President Byrne inquired if a third sign was needed and was informed a variance would be required for the third sign.

The Planning and Zoning Commission voted unanimously to recommend a Special Use Permit to allow a carry-out restaurant and amending the site and landscape plans and building elevations with the following eight (8) conditions:

- a) Compliance with the floor plans and colored exterior elevation plan prepared by ID Group and T.M. Morgan Architect consisting of Pages G0.0, A2.7, A.3.0 thru A3.3 with a date of 1/14/08.
- b) Compliance with the Site Development Plan prepared by Planning Resources, Inc consisting of Page SD1.0 and dated 11/19/07.
- c) Compliance with the Sign Plans prepared by Chandler Signs consisting of 7 pages and dated 8/30/07 except as modified by the Continental Executive Park Association and excluding the third wall mounted sign proposed for the south elevation of the building.
- d) All trays and related litter shall be maintained within the outdoor seating area. Failure to properly maintain either may result in the loss of the outdoor seating area.
- e) Approval from Continental Executive Park Association for the proposed signage plans prior to issuance of a certificate of occupancy. Said letter of approval shall be provided to the Village.
- f) Approval of the outdoor dining permit by the Village Board prior to issuance of a certificate of occupancy.
- g) Compliance with the Village Ordinance requiring the screening of roof mounted mechanical units.

- h) Compliance with all ordinances and standards of the Village except as may otherwise be provided.

Motion by Trustee Koch, second by Trustee Marquardt to direct staff to prepare the necessary ordinance granting approval to the special use permit and amended site, landscaping and architectural plans for Corner Bakery Café, subject to compliance of the above (8) conditions. Roll call vote:

AYES: 4-Koch, Marquardt, Williams, Byrne

NAYS: 0-None

ABSENT: 3-Schultz, Schwartz, Hebda

Motion declared carried.

3. **THE OAKS OF VERNON HILLS - CONSIDERATION OF REPORT AND RECOMMENDATIONS FROM THE PLANNING AND ZONING COMMISSION REGARDING A REQUESTING VARIOUS APPROVALS FOR SITE LOCATED ON THE NORTH SIDE OF ROUTE 45, BEING THE FORMER KELLY'S DAY CAMP AND THE LEIKAM TAP PROPERTIES.**

Assistant Village Manager Kalmar stated representatives of Hamilton Partners had appeared before the 2/20/2008 Planning and Zoning Commission to request a series of approvals to permit the development of the former Kelly's Day Camp and Leikam Tap properties. The property would consist of four lots and four outlots with a Tree Preservation Area and the property would be developed under a PUD. The development would be built out in three phases; Phase One construction would include the required infrastructure, Commercial Buildings B & E and Office Buildings C & D; Phase Two would include completion of the 3-story Office Building A; and Phase Three construction would include Lots 3 & 4 and consist of office/warehouse type buildings similar to Corporate Woods, with no timeline as to when they would be developed. Lots 1 & 2 would be constructed in 2 phases.

The site's primary access would be a full intersection at Route 45 and Writer Court with additional turn lanes and road widening. The plat would show the ROW dedications for future widening of Route 45 by IDOT. The proposed north/south road would extend to the northern and eastern most property lines to provide access to the Corporate Woods and Darling Farm properties.

The landscape plans consist of 1.2 acre tree preservation area near the entrance to the development, consisting of approximately 2 dozen high value trees, which would be preserved. Staff would work with the petitioner to identify additional areas to land bank parking within the site while preserving additional trees.

The development monument signs would be placed at the entrance to the project, with internal identification/direction signs being placed along the road and within the parking lots. The Commercial Buildings would have individual wall signs, which comply with our current Sign Ordinance; and the single story office buildings would have a single name plate identifying the business located at the entrance of each space.

Trustee Koch had concerns with the building setbacks and was informed the buildings were 15 from back of the curb. Trustee Koch questioned the office condo market at this time. Assistant Village Manager Kalmar stated the Planning and Zoning Commission voted unanimously (4-0) to recommend the following:

1. To amend the zoning classification from R-1 Single Family Residential and B-1 General Business to OR&D Office Research & Development, subject to the Conditions of Approval.
2. To recommend approval of a Special Use Permit for a Planned Unit Development to allow development of a mixed use development consisting of multi-story office buildings, commercial

buildings and undeveloped property along with certain variations as listed below, subject to the Conditions of Approval.

\*\*\*\*To use a 6 foot bounce for detention basins instead of a maximum of 4 feet.

\*\*\*\*To allow the 3 story Office A building to have a maximum building height of 46 feet instead of 35 feet as permitted in the OR&D District.

\*\*\*\*To allow Commercial Building E to be located within 5-10 feet of the ROW line instead of 30 feet as required by the OR&D District and Office Building D to be within 1 foot the ROW line of the road instead of 30 feet as required by the OR&D District.

\*\*\*\*To allow on only Lots 3 and 4, the square foot ratio of warehouse to office space within a single building be increased from a 1 to 1 ratio to a 4 sq ft of warehouse space for every 1 sq ft of office space.

\*\*\*\*To allow the elimination of loading spaces requirements for Phases 1 and 2 of this project and allow the developer to designate spaces on the site plan within the parking lot for delivery trucks to park.

3. To recommend approval of certain Special Use Permits to allow a restaurant with carry-out and fast food (coffee) with drive-thru or bank with a drive-thru facility in Commercial Building E, subject to the Conditions of Approval.
4. To recommend approval of preliminary landscaping plan approvals, subject to the Conditions of Approval.
5. To recommend approval of preliminary and final site plan approvals, subject to the Conditions of Approval.
6. To recommend approval of preliminary and final architectural elevations and signage plans, subject to the Conditions of Approval.
7. To recommend approval of preliminary Plat of Subdivision, subject to the Conditions of Approval.

#### Conditions of Approval

##### General Compliance with the following plans:

- A. Various Plans prepared by Monarch Design & Construction LLC with a stamped receive date of 2/13/08 and consisting of 8 pages. These pages included the site plan, commercial and office building elevations, development signage, materials and finishes, photometric plans and color elevations.
- B. Engineering Improvement Plans prepared by Manhard Consulting, Ltd with a revised date of 2/13/08 and consisting of 7 pages.  
Preliminary Plat of Subdivision – The Oaks of Vernon Hills Planned Unit Development prepared by Manhard Consulting, Ltd with a revised date of 2/12/08 and consisting of 2 pages.
- C. Truck Turn Exhibit prepared by Manhard Consulting, Ltd with a date of 2/13/08 and consisting of 1 page.
- D. Tree Location Survey prepared by Manhard Consulting, Ltd with a date of 2/13/08 and consisting of 1 page.
- E. Preliminary Landscaping Plans prepared by Brickman with a revised date of 2/13/08 and consisting of 1

##### Conditions of Approval for the entire Site:

1. Final approval of plans by the Village Engineer and Landscape Architect prior to issuance of a building permit.
2. Compliance with the Memorandums from Michael J. Rolfs of Hamilton Partners to John M. Kalmar dated January 10, 2008 and consisting of 2 pages.
3. The Village Attorney shall review and approve the REA Documents for the project and Conservation Language for the preservation area prior to recordation of the Plat of Subdivision.
4. All signage shall comply with the Village's sign ordinance, being Chapter 19 of the Code of Ordinances
5. All building materials within the "The Oaks of Vernon Hills" property shall comply with the materials samples information prepared by Monarch. The petitioner will provide a material sample board to the Village prior to final approval by the Village Board.
6. The petitioner will provide cut-sheet details on each of the lights shown on the plans. The parking lot lighting shall comply with Village standards.
7. For any vacant lots 3 and 4 and any new building(s), the Planning & Zoning Commission and Village Board shall review and approve all site, landscaping and architectural plans for each building. Said designs shall be consistent with the overall designs of the buildings on Lots 1 and 2.
8. The landscape plans for the 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.
9. The Tree Location Survey shall be used as the basis for a tree preservation plan. This plan will include protective fencing to be installed and approved by the Village on Lot 2 prior to the start of construction. The protective fence shall be maintained during all phases of construction on each lot. Failure to maintain said fence may result in a Stop Work and related fine being issued.
10. The REA Document shall specify that the tree preservation area located at the entrance of the development shall be using good forestry practices.
11. The petitioner will develop a plan for the land banking of parking spaces with the Village staff, said plan to be attached to the final site plan. This parking may be maintained as green space until such time, and in consultation with the Village Manager or his designee, that it has been determined that the parking needs to the overall project exceeds the number of spaces provided on site. The Village may request a parking needs study to verify the need for additional spaces.
12. For only Lots 3 and 4, the ratio of warehouse space square footage to office space square footage in a single building shall not exceed 4 sq ft to 1 sq ft.
13. The final plat of subdivision shall identify the future road extension to the east of the approval location of the north/south road.
14. Dumpster locations for all buildings shall be added to the final site and landscaping plans.
15. The petitioner will provide details on the decorative retaining wall on the final landscape plan for review and approval by the Commission and Village Board.
16. Compliance with all ordinance and standards of the Village except as otherwise noted.
17. The Petitioner shall move Commercial Building E west establishing a minimum set back of five to ten feet for the right of way line. This will require adjustments to the parking lot with the possible loss of spaces.

President Byrne requested sidewalks be installed along one side of the road and be added as item 18 to the above list.

Motion by Trustee Williams, second by Trustee Marquardt to direct prepare the necessary ordinance granting necessary approvals for the Oaks of Vernon Hills PUD, subject to compliance with Conditions of Approval above and adding item 18 for sidewalks along the roadway. Roll call vote:  
AYES: 4-Marquardt, Williams, Koch, Byrne  
NAYS: 0-None

ABSENT: 3-Schultz, Schwartz, Hebda  
Motion declared carried.

4. **VHTC GATEWAY POND.**

Village Engineer Brown stated staff had met with the developer and requested to postpone discussion until Antunovich Associates could review the plan. Staff requested VHTC to revise their initial estimates and clarify what costs they feel would be TIF-reimbursable.

5. **FY2008/09 BUDGET DISCUSSIONS.**

Pulled.

6. **ADJOURNMENT.**

Motion by Trustee Marquardt second by Trustee Williams approval to adjourn the Committee of the Whole meeting. Roll call vote:

AYES: 4-Williams, Koch, Marquardt, Byrne

NAYS: 0-None

ABSENT: 3-Schultz, Schwartz, Hebda

Motion declared carried.

Meeting adjourned at 8:10 p.m.

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Linda Pelletier, Village Clerk

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Roger L. Byrne, Village President