

**MINUTES
COMMITTEE OF THE WHOLE MEETING
VILLAGE OF VERNON HILLS
OCTOBER 7, 2008**

IN ATTENDANCE: President Byrne called the meeting to order at 8:05 p.m. The following Trustees were present: Hebda, Koch, Marquardt, Schultz, Schwartz and Williams.

Also present were Village Manager Allison, Assistant Village Manager Kalmar, Finance Director Nakrin, Chief of Police Fleischhauer (arrived at 8:35 p.m.), Village Engineer Brown, Public Works Director Laudenslager, Building Commissioner Atkinson, Attorney Citron and Village Clerk Pelletier.

1. LAKE VERNON CONDOMINIUMS – MIXED USE DEVELOPMENT LOCATED AT THE NW CORNER OF LAKEVIEW PARKWAY AND HAWTHORN PARKWAY – PRESENTATION OF CONCEPT PLAN #2.

Representatives of Demari Development presented their revised concept plans for the redevelopment of the northwest corner of Lakeview and Hawthorn Parkways, which would demolish the Opa and Portofino Restaurants and allow the construction of a mixed-used development to include retail and 90 condominium units. Mr. Richard Vanselow of Demari Development stated the revised plans showed a reduction in the size of the two condo buildings with more rooftop terraces. The open area between the buildings was also increased. The plan showed a public pathway between the buildings and Little Bear Lake for access by the public. A bank structure had been removed from the site. Mr. Vanselow provided various views of the area showing the height of surrounding buildings and landscaping.

Village Engineer Brown stated watershed issues would need to be resolved. Trustee Schwartz requested participation of the Park District be included in discussions. Trustee Koch had concerns with the under parking on the site. Darcy Bonner, architect stated this was an unique opportunity to create a project with all elevations having a finished façade. President Byrne stated the project was not like any other in town.

Mr. Sid Wotman, 108 Saratoga stated he was not in favor of the project and had concerns regarding traffic congestion. (Chief Fleischhauer arrived at 8:35 p.m.) Sandra Hawes, 221 Chesapeake had concerns regarding the increased traffic in the area. Martha Scott, Cumberland Ct. had concerns with the additional traffic in the area and questioned the need for additional residential housing at that intersection. Thomas Keehan, 474 Tyler Ct. stated the buildings were too massive and over powering for the area.

Trustee Schultz inquired what materials would be used in the construction. Mr. Bonner stated brick and stone masonry would be used with a revival style appearance. The Committee concurred the developer and property owner could begin the technical review process and appear before the Planning and Zoning Commission for a public hearing.

2. VHTC – VERNON HILLS TOWN CENTER – PROPOSED AMENDMENTS TO THE PUD – CONCEPT PRESENTATION.

John Thomas and Stacey Taxman requested the following proposed changes to the PUD and development agreement: 1.) amendment to the Plat of Subdivision to establish lot lines between VHTC and Philly G's; 2.) amendment to the PUD to allow for a hotel as a special use; 3.) Amendment to the PUD to increase the density of the condominium units by 5; and the conversion of

units to rental property. The Committee concurred the developer could proceed to appear before the Planning and Zoning Commission for a hearing to consider their requests.

3. **ADJOURNMENT.**

Motion by Trustee Williams, second by Trustee Koch approval to adjourn the Committee of the Whole meeting.

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

NAYS: 0-None

ABSENT: 0-None

Motion declared carried.

Meeting adjourned at 9:35 p.m.

Linda Pelletier, Village Clerk

Roger L. Byrne, Village President