

**MINUTES  
COMMITTEE OF THE WHOLE MEETING  
VILLAGE OF VERNON HILLS  
MAY 17, 2005**

IN ATTENDANCE: President Byrne called the meeting to order at 7:40 p.m. The following Trustees were present: Hebda, Koch, Marquardt, Schultz, and Schwartz. Absent: Trustee Williams

Also present were Manager Allison, Assistant Manager Kalmar, Finance Director Nakrin, Building Commission Gerth, Police Chief Fleischhauer, Public Works Director Laudenslager, Village Engineer Brown and Attorney Citron and Village Clerk Udesky.

1. **APPROVAL OF COMMITTEE OF THE WHOLE MINUTES. (DELAYED)**
2. **GREGG'S LANDING NORTH COMMERCIAL CONCEPT PRESENTATION.**

Assistant Manager Kalmar stated representatives of Bradford Real Estate would present a concept plan for the Gregg's Landing North Commercial property.

As previously authorized by the Board, Assistant Manager Kalmar stated the staff met with Rolf Campbell & Associates (RCAA) to start the planning study for both Gregg's Landing commercial properties and formulate, through a series of workshops, several alternate site plans and design guidelines for landscaping and architecture that might be applied to any future project on either site. The work on data collection has begun and a timeline for workshop meetings with the Village Board, P&Z Commission and residents needs to be established. The initial meeting with the Board and Commission was scheduled for Wednesday, June 29 and another workshop with residents on either the second or third week of July. Consultants would be invited to discuss their vision for each site. The next round of workshops would involve explaining the outcomes of the initial meetings and presenting plans on the guidelines to the Village Board to enable adoption of a design manual for the two properties. The uses for the properties were established in the Cuneo Annexation Agreement and mirror the B1 zoning district, which were the uses typically found on Route 60 and Milwaukee Avenue. Mayor Byrne offered to meet with the respective HOA representatives. Mayor Byrne stated he did not believe there would be a "lifestyle center" built on the properties because the Board is in the process of approving one at Westfield Hawthorn. He stated he believed because of the cost of the land at \$1 million per acre, there would be corporate interest. This was the first concept presentation of the site because there was a need for infrastructure improvements and addition of the third lane to Milwaukee Avenue. Mayor Byrne stated that there was a possibility of locating a car dealer on the site and if done right by including landbanking and buffering, would be beneficial as a retail piece that Vernon Hills does not have. Assistant Manager Kalmar stated that the intent of the workshops was for exchange of community input. Attorney Citron explained the Village's limitations under the Annexation Agreement.

**Concept Land Plan**

Matt Knoff from Bradford Real Estate attended the meeting to answer questions on their concept land plan for the northern commercial property at Gregg's Parkway and Milwaukee Avenue. Assistant Manager Kalmar stated the concept site plan initially created seven lots. The entrances to the property were consistent with those specified in the Development Agreement, were currently in place along each road, and were the only permitted access points for the site. The lots range just less than one acre to almost 16 acres. Bradford was proposing a two phase plan with the six outlots near the intersection and the balance of the property remaining in Phase 2.

Assistant Manager Kalmar stated our consultant was reviewing the concept plan, including the XSport plan.

3. **XSPORT FITNESS CENTER AT GREGG'S LANDING NORTH - CONCEPT PRESENTATION.**

The discussion transitioned to XSport Fitness Center. Joe Whiteside, Vice President, Capital Fitness, represented XSport. He stated they were building clubs in Downers Grove and Naperville and this concept plan was representative of those

clubs. President Byrne stated XSport was stepping into a planning process for this commercial development. Mr. Whiteside stated they were proposing to construct a 50-60,000 square foot club, open 24 hours/7days a week, with a basketball court, swimming pool, child care, internet café, aerobics, spinning, sauna; typical health club amenities found in a first class health club. They have 14 locations, seven in the city and seven in the suburbs, with five or six facilities in development stages in the Chicagoland area and were branching out to New York and Washington DC.

Trustee Koch asked if they have had any child care licensing problems. Mr. Whiteside stated the typical child stay was less than two hours and did not require a DCFS license. The parents must remain in the building and this service was considered more of a babysitting service than child care.

Trustee Hebda stated she did not care for the architecture, would like to see coordination/partnership with the fitness facilities of Highland Park Hospital located in Buffalo Grove, Lake Forest Hospital, or Condell Hospital, and thought being open 24 hours infringed on Gregg's Landing residents and would have to be careful about their location in proximity to the residential area.

Mr. Whiteside stated that the Board wanted something unique and the club being available 24 hours was unique. He stated the club in St. Charles had 30-40 patrons at 2:00AM. Amenities of the club were discussed. President Byrne suggested staff visit some existing XSport facilities.

Mr. Whiteside stated the monthly fee was \$50, with personal training, tanning salon, women's day spa, etc. available.

Trustee Schultz asked staff about the 350 parking spaces as compared to Bally's.

Trustee Koch stated he shared Trustee Hebda's concern about the architecture and the 24/7 use being close to a residential area.

President Byrne expressed, after hearing the Board's comments, the concept was viable with the probability of changes to fit the design theme. The partnership/coordination with other health care facilities was discussed.

The date for the workshop was discussed.

Don Kathan, President, Gregg's Landing North Homeowners' Association, wanted to thank the Board for allowing their Association to work with staff on this important project. Some of the HOA's concerns were with noise, lighting, nuisance factors, screening, etc.

#### **4. JARED THE GALLERIA OF JEWELRY – REQUEST FOR FINAL APPROVAL OF SITE, LANDSCAPING AND BUILDING ELEVATION PLANS FOR 567 TOWNLINE ROAD.**

Assistant Manager Kalmar presented the final plans for Jared. He stated the staff was prepared to recommend final site, landscaping, and building elevation architectural approval for the proposed building on Townline Road, which was a 6,000 square foot building that would replace the former Chili's. Previously, the COW asked that the east elevation be amended to include a non-functioning window similar to the south side of the building. Jared has amended the plans to place two small windows on this side. The smaller windows provide a different appearance that, coupled with the landscaping, appears to acceptable.

Assistant Manager Kalmar further noted that the color elevations are not the same as the elevations from Ruggles Sign Company. The building elevations in the sign plans are correct. Those reflect the comments that were requested with regards to the west elevation at the last meeting. Staff has requested that the color elevations be corrected and copies provided to the Village.

Assistant Manager Kalmar stated the COW unanimously recommended approval at a previous meeting subject to the changes and suggested, if appropriate, requested that staff be directed to prepare the necessary ordinance granting final site, landscaping and architectural approval subject to three conditions:

## Conditions of Approval

- The color elevations shall be amended to reflect that the Right Side Elevation shall include the same architectural elements as the Left Side elevation.
- The signage plans shall comply with the plans prepared by The Ruggles Sign Company dated 5/12/05.
- Compliance with all ordinances and standards of the Village except as otherwise noted herein or according to comments made tonight.

Assistant Manager Kalmar introduced Steve Edmonds from Sterling Jewelers. Mr. Edmonds stated he felt all concerns have been addressed and apologized not having the correct color elevations.

Trustee Schultz asked if all the existing buildings were light cream stucco with the Jared building being a mix of light/dark brick with stucco at the cap, was staff comfortable with the mix of materials in that shopping center. Assistant Manager Kalmar stated the tones were earth tones with a slight architectural deviation which was also present in the Chili's building. Staff was satisfied from a color and texture standpoint that this building would work with the surrounding buildings.

Assistant Manager Kalmar stated the staff was prepared to recommend the drafting of the necessary ordinance.

Trustee Koch asked if the diamond logo was less than four square feet. Mr. Edmonds stated it was slightly less than four square feet. Mr. Edmonds displayed Rubbles Sign drawing that showed the east elevation. Mr. Edmonds stated as requested, this elevation, enhanced with window and awning matching the west elevation, looked bland with a blank parapet/portico. He proposed to have the diamond feature or forgo the rear (south) elevation sign and install it on the east elevation.

Trustee Koch asked staff about this request. Assistant Manager Kalmar stated staff would approve the logo, but was not sure placing the signage on the east elevation would get anything more for the site. He felt the south side was a better identification location. He could not recall any other businesses that had three sides – front and two sides – with signage. Building Commissioner Gerth recalled that Wolf Camera had additional signage. Building Commissioner Gerth felt the architecture was appealing, but with the absence of signage, the east side seemed bare; staff was looking for direction from the Board for consideration of a variance. He concurs with Assistant Manager Kalmar when there were outlots with shoppers driving through parking lots, identification was helpful especially when the business entrance into the parking lot was from the rear. The variance process would go through the ZBA and come back to the Village Board for approval. Assistant Manager Kalmar suggested recommending approval of drafting of the ordinance for the plans, which would afford Jared the opportunity to seek a variance from the ZBA and come back to the Village Board for approval based on the recommendation of the ZBA. This would allow Jared to start construction, if ready, next week and seek approval for a variance. Trustees Koch and Schwartz suggested seeking a variance with the ZBA. Trustee Schwartz wanted signage on the south elevation. Mr. Edmonds felt there was a hardship with identification for westbound Route 60 traffic. Trustee Schwartz had no problem with identification on all four sides. Trustee Koch preferred they go through the commission process.

Motion by Trustee Hebda, second by Trustee Williams to direct the staff to prepare the necessary ordinance granting final site, landscaping and architectural approval subject to the following:

## Conditions of Approval

- The color elevations shall be amended to reflect that the Right Side Elevation shall include the same architectural elements as the Left Side elevation.
- The signage plans shall comply with the plans prepared by The Ruggles Sign Company dated 5/12/05.
- Compliance with all ordinances and standards of the Village except as otherwise noted herein.
- With direction to seek variance from the ZBA for signage on the east elevation

AYES: Schultz, Schwartz, Hebda, Koch, Marquardt

NAYS: None

ABSENT: Williams

Motion declared carried.

Assistant Manager Kalmar stated the CEP Association had reviewed the plans as presented and there were no covenants or restrictions.

Mr. Edmonds thanked Assistant Manager Kalmar and staff for their assistance.

**5. ACCEPTANCE OF GREGG'S LANDING, POD 18-RIVIERA ESTATES.**

Village Engineer Brown stated Riviera Estates was a custom home subdivision, immediately east of Lake Charles. The Village has received payment for the trees and would install them. If there were no issues, the resolution for acceptance would be placed on the agenda for the June 7, 2005 Board meeting.

**6. ADJOURNMENT.**

Motion by Trustee Schultz, second by Trustee Koch to adjourn the Committee of the Whole to Closed Session for discussion of land acquisition-[Sec. 2(c)(5)]; and personnel-[Sec. 2(c)(1)] as allowed under the Open Meetings Act. Roll call vote:

AYES: Hebda, Koch, Marquardt, Schultz, Schwartz

NAYS: None

ABSENT: Williams

Motion declared carried.

Meeting adjourned at 8:55 p.m.

---

Holly D. Udesky, Village Clerk

---

Roger L. Byrne, Village President