

**MINUTES OF THE SPECIAL COMMITTEE OF THE WHOLE  
OF THE VILLAGE OF VERNON HILLS  
WEDNESDAY, JULY 6, 2005**

IN ATTENDANCE: President Byrne called the meeting to order at 7:00 p.m. Trustees Hebda, Koch, Marquardt, Schultz, Schwartz and Williams were present.

Also present were: Village Manager Allison, Assistant Village Manager Kalmar, Village Clerk Udesky; Planning and Zoning Commissioners Ballowe, Cotton, Gorog, Hezner, Heidner and Chairperson Morris (arrived at 7:05 p.m.). Commissioner Moritz was absent.

A. GREGG'S LANDING COMMERCIAL PROPERTY REGARDING THE FUTURE DEVELOPMENT OF THE COMMERCIAL PROPERTIES LOCATED ALONG MILWAUKEE AVE AND GREGG'S PARKWAY.

1. The subject site extends south of the EJ&E Rail Road Line, forming an "L" shape.
2. It was generally agreed that a pedestrian friendly and bike-friendly environment would be desirable for the site / "Maximize sidewalks" was one of the comments. One comment was that it was more important to make the site bicycle-friendly than pedestrian-friendly since more people would prefer to bike over such a large area.
3. Gregg's Parkway certainly should be developed to be pedestrian-friendly.
4. Significance of the architectural character / façade treatment and landscaping should not be undermined. It was brought out that these are important issues that the Village will have to work hard on to execute so as to not compromise on the quality of life in the village, especially for the nearby residents. (Issues like long blank walls, height of buildings, etc).
5. It was noted architectural design of all sides of proposed buildings with a 360-degree approach to architectural review would be needed as buildings are proposed.
6. Landscaping should be more artful than intense – it is important to realize that at maturity, the planting may hide the commercial development and therefore it is important to do careful landscaping, especially along Milwaukee Ave and Gregg's Pkwy. Dense landscaping on the residential side as a buffer would be good, though.
7. The views of any proposed development on the site from the residences to the west should be carefully studied before approving any development plans.
8. It was generally agreed that there should be more than one turn on each parcel connecting Milwaukee Avenue to Gregg's Parkway, to avoid use of that road as a cut-through or shortcut.
9. One of the members did not like the idea of having a "circle" to go around on the internal roads.
10. One of the comments was that uniformity in architectural style, materials, etc throughout the development was a good idea, but that did not necessarily imply having a "unified" development concept. Also, a "lifestyle" center would not be appropriate since there already is one such "lifestyle" center in the pipeline.
11. The site can be viewed as a "destination" point – a place with a multi-stop venue potential

12. There was interest from one of the members to know more about lighting for auto dealerships, its possible impact on nearby residential and ways to resolve that.
13. One of the possibilities discussed was the potential of landscaping on the west side of the property line, provided the HOA did not have an objection since that land is controlled by the HOA.
14. The representative from the HOA said that they would be willing to do berms or other landscaping on their property and would like to see such alternatives for the next presentation.
15. The mayor suggested that the site portion south side of the EJ&E RR Line should be added to the current site plan area.
16. One of the members inquired about the possibility of making the PowerPoint Presentation available to the public through the Village website.

B. ADJOURNMENT

Motion by Trustee Schultz, second by Trustee Marquardt to adjourn the Special Committee of the Whole meeting. Roll call vote:

Ayes: 7-Schultz, Schwartz, Williams, Koch, Hebda, Marquardt

Nays: 0-None

Absent: None

Abstain: None

Motion declared carried.

Meeting adjourned at 8:40 p.m.

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Holly D. Udesky, Village Clerk

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Roger L. Byrne, Village President