

**MINUTES  
SPECIAL COMMITTEE OF THE WHOLE WORKSHOP MEETING  
VILLAGE OF VERNON HILLS  
OCTOBER 6, 2005**

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

Also present were Village Manager Allison, Assistant Manager Kalmar, Finance Director Nakrin, Building Commission Gerth, Chief Price, Public Works Director Laudenslager and Attorney Citron and Mr. Hezner of the Planning and Zoning Commission.

Trustee Schwartz made a motion to appoint Trustee Koch as Chairman pro-temp. Seconded by Trustee Marquardt. The motion was approved.

AYES: 3 – Marquardt, Koch Schwartz,

NAYS: 0 – None

ABSENT: 4 – Byrne, Hebda, Schultz, Williams

Motion declared carried.

There being no formal action requested the meeting continued. No quorum was established.

**1. PRESENTATION ON FINAL REPORT ON THE GREGG'S LANDING COMMERCIAL**

Assistant Village Manager Kalmar summarized the purpose of the meeting. The presentation is being made by Al Maiden, Rolf C. Campbell & Associates. And is a culmination of two workshop meeting conducted with the Village Board, Planning & Zoning Commission and includes residents input. The purpose of the report is to provide a working document and examples of design features for future development. The terms of the Annexation agreement governs the land use and zoning for these sit but this document only includes design elements and features. There being no formal action tonight, Staff asks that this document be accepted as a working/reference document only.

**Conceptual Site Plan Example 1:**

1. South Parcel
  - i. Potential of larger big box user in southwest corner. Greatest separation from residential and larger parking field
  - ii. Roadway has multiple turns to deter cut through traffic. More pedestrian friendly.
  - iii. Maintained smaller outlot users along Gregg's Parkway and Milwaukee Ave
  - iv. Access off Gregg's Parkway pedestrian friendly with well designed building on four sides.

- v. Landscaping supplemented at property line or doubled up internal to site. Retaining wall possible along water line.
- 2. North Parcel
  - i. Potential of car dealerships as main anchor with storage. Consistent with trend and zoning.
  - ii. Double screening for between residential
  - iii. Potential fitness center.

**Conceptual Site Plan Example 2:**

- 1. South Parcel
  - i. Similar, but potential of larger big box user with fuel station incorporated with outlot use
- 2. North Parcel
  - i. Similar, but potential of second big box user. With double screening and foundation screening

**Conceptual Site Plan Example 3:**

- 1. South Parcel
  - i. No changes
- 2. North Parcel
  - i. Life style center, multiple outlots, Village Square concept with open space in the center; larger users
  - ii. Possible of multiple level parking
  - iii. Double screening

Mr. Maiden stated all three concepts have opportunities under the existing zoning and land uses. The three alternatives would make the development consistent with trends in development and with proper buffering and screening will meet the Villages objectives of being pedestrian friendly.

Trustees Schwartz asked what the procedures would be to determine what concept plan we would use and Mr. Kalmar indicated the intent of the report was to show what our options could be when future development is proposed but we would not be limited to these plans. Trustee Koch asked about the height of the berm on the north site. Mr. Maiden indicated that space is limited and the potential for a retaining wall would need to be considered. He also indicated that a lot of what happens on the property line will be dictated by the Lake County easements. Mr. Kalmar reiterated that cooperation with the HOA and Lake County would need to happen to make any screening effective. Mr. Kalmar indicated that the 360 degree design approach coupled with appealing designs, roof top screening and appropriate lighting and landscaping helps to make a better building; everything meshed together will make a successful project.

Several residents expressed their approval of the Village's approach to future development and some preferred the life styles concept on both parcels. Mr. Don Kathan, President of the Gregg's Landing North HOA noted that the monuments delineating the residential areas were not noted in the final packet. He also asked that trash enclosures and loading areas be integrated into the façade as previously discussed.

**2. ADJOURNMENT**

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

AYES: 3 – Marquardt, Koch Schwartz,

NAYS: 0 – None

ABSENT: 4 – Byrne, Hebda, Schultz, Williams

Motion declared carried

Meeting adjourned at 7:25.p.m.

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Holly Udesky, Village Clerk

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Roger L. Byrne, Village President