

**MINUTES
COMMITTEE OF THE WHOLE MEETING
VILLAGE OF VERNON HILLS
JANUARY 17, 2006**

IN ATTENDANCE: President Byrne called the meeting to order at 7:25 p.m. The following Trustees were present: Hebda, Koch, Marquardt, Schultz and Schwartz. Trustee Williams was absent.

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

1. APPROVAL OF 4/19/2005, 5/17/2005, 6/07/2005, 6/21/2005, 7/05/2005, 7/19/2005, 8/16/2005, 9/20/2005, 12/20/2005 COMMITTEE OF THE WHOLE MINUTES AND 10/06/2005 SPECIAL COMMITTEE WORKSHOP.

Motion by Trustee Hebda, second by Trustee Schwartz approval of 4/19/2005, 5/17/2005, 6/07/2005, 6/21/2005, 7/05/2005, 7/19/2005, 8/16/2005, 9/20/2005, 12/20/2005 Committee of the Whole Minutes and 10/06/2005 Special Committee Workshop. Roll call vote:

Ayes: 4-Hebda, Koch, Marquardt, Schwartz

Nays: 0-None

Abstain: 1-Schultz

Absent: 1-Williams

Motion declared carried.

2. CONSIDERATION OF SEVERAL SIGN AND FENCE VARIANCES FOR HAWTHORN SCHOOL DISTRICT 73 ("DISTRICT") VILLAGE OF VERNON HILLS NORTH AND SOUTH SCHOOL CAMPUSES. THE CAMPUSES ARE LOCATED ON ASPEN DRIVE, NORTH AND SOUTH OF TOWNLINE ROAD.

Building Commissioner Gerth broke down the multiple variances into five points for clarity. Mr. Gerth stated Hawthorn had decided not to proceed the first request regarding the fifteen-foot reader board at Townline Road and Aspen Drive and reinstate the previously approved PTO board at that location.

Hawthorn's second variance request was for six new illuminated identity signs for each of the buildings and was approved at the 12/15/2005 Zoning Board of Appeals. President Byrne introduced Dr. Youssef Yomtoob (Dr. Joe), Superintendent and Alan Hahn, Director of Finance and Business Operations of Hawthorn School District 73. Motion by Trustee Schultz, second by Trustee Marquardt to approve a variance of 4 square feet of Section 19-3(c)6(c) of the Sign Ordinance requirement of 50 square feet; and a variance of plus or minus (+/-) 8 feet to 11 feet of Section 19-3(c)9(b) of the Sign Ordinance requirement of 8 feet height above the centerline of the road and allow the construction six (6) 58.5 square foot identification ground-mounted signs with 18-inch masonry bases at the various school buildings. Roll call vote:

Ayes: 5-Hebda, Koch, Marquardt, Schultz, Schwartz

Nays: 0-None

Absent: 1-Williams

Motion declared carried.

Hawthorn's third variance request was for an identity sign at the Administrative Building located at Hawthorn Parkway and West End Court and was approved at the 12/15/2005 Zoning Board of

Appeals. Motion by Trustee Schultz, second by Trustee Marquardt to approve a variance of 4 square feet of Section 19-3(c)6(c) of the Sign Ordinance requirement of 50 square feet maximum area sign; a variance of 5 feet of Section 19-3(c)6(c) of the Sign Ordinance requirement of a 10-foot setback of the public right of way; and a variance of plus or minus (+/-) 8 feet to 11 feet of Section 19-3(c)9(b) of the Sign Ordinance requirement of 8 feet height above the centerline of the road and allow the construction of a 58.5 square foot identification ground-mounted sign, with an 18-inch base, 5 feet from the public right of way at the Hawthorn School administrative offices at West End Ct. and Hawthorn Pkwy. Roll call vote:

Ayes: 5-Koch, Marquardt, Schultz, Schwartz, Hebda

Nays: 0-None

Absent: 1-Williams

Motion declared carried.

Hawthorn's fourth request was for a variance of six (6) feet of Section 4.8.2(1) of the Zoning Ordinance and allow the installation of a twelve (12) foot tall black vinyl mesh fence, replacing the existing 255 lineal feet six-foot tall fence, parallel to Townline Road, and adjacent to the asphalt playground west of Townline Elementary School, 810 Aspen Drive. Dr. Joe stated a taller fence was needed for safety reasons due to playground activities and balls entering Townline Road over the current fence. Consensus of the Committee was to increase landscaping and additional supervision on the playground. The locked gate along the fence was not accessible to children on the playground. Dr. Joe offered a compromise of a nine-foot fence, but it was not accepted. Motion by Trustee Schultz, second by Trustee Marquardt to approve the 12/15/2005 Zoning Board of Appeals recommendation to **DENY THE VARIANCE** of six (6) feet of Section 4.8.2(1) of the Zoning Ordinance and allow the installation of a twelve (12) foot tall black vinyl mesh fence, replacing the existing 255 lineal feet six-foot tall fence, parallel to Townline Road, and adjacent to the asphalt playground west of Townline Elementary School, 810 Aspen Drive. Roll call vote:

Ayes: 5-Marquardt, Schultz, Schwartz, Hebda, Koch

Nays: 0-None

Absent: 1-Williams

Motion declared carried.

Hawthorn's fifth request was for a variance of Sections 4.8.2.(3)(a)&(g) of the Zoning Ordinance and allow the installation of a 6-foot black vinyl coated mesh link fence in the front of 810 Aspen Drive and adjacent to the public right-of-way. Trustee Koch recommended the open vista remain at the corner. Dr. Joe stated the school was only replacing a previous fence that was removed during construction of the new building. Trustee Hebda recommended relocation of the play area. Trustee Schultz pointed out the fence was not on the approved plans for the building site. President Byrne inquired if the children had access to the parking lot to the north of the site. Mr. Gerth stated the grassy area sloped from the building to the sidewalk and was not a flat level playing area. Motion by Trustee Schultz, second by Trustee Koch to approve the 12/15/2005 Zoning Board of Appeals recommendation to **DENY THE VARIANCE** of Sections 4.8.2.(3)(a)&(g) of the Zoning Ordinance and allow the installation of a 6-foot black vinyl coated mesh link fence in the front of 810 Aspen Drive and adjacent to the public right-of-way. Roll call vote:

Ayes: 5-Schultz, Schwartz, Hebda, Koch, Marquardt

Nays: 0-None

Absent: 1-Williams

Motion declared carried.

3. PRESENTATION BY BRADFORD REAL ESTATE OF CONCEPT PLAN FOR GREGG'S LANDING SOUTH COMMERCIAL SITE – SW CORNER OF MILWAUKEE AVENUE AND GREGG'S PARKWAY.

Assistant Manager Kalmar stated representatives of Bradford Real Estate were present to answer questions or concerns for their concept plans for a unified retail center to be located on the 36-acre parcel. Mr. Kalmar stated the plan would consist of 9 lots and one outlot for detention. The anchor store would be a 170,390 sq. ft. Lowe's Home Improvement Warehouse and Garden Center. The developer had indicated that 5,800 sq. ft. Amcore Bank (Lot 4) and 12,000 sq. ft. spec. retail building (Lot 7) would be constructed in the first phase development of this site. The berming and landscaping along the western property line addressed residents concerns with screening. The multi-panel monument signs similar to the Marketplace development were proposed for the entrances off Milwaukee Avenue and Gregg's Parkway, but no details were available. Staff had reviewed the Lowe's elevations and provided the developer a preliminary list of comments, as listed below:

1. They would need to carry the vertical columns across the Garden Center elevation in a manner similar to the left elevation.
2. The right elevation, needed to carry the EFIS banding around on this side and some type of architectural relief would also be needed for the large blank panels on this side.
3. The left elevation, the banding would also be carried around above the main door, east of the loading docks.
4. The chain link fence would need to be replaced with the aluminum fencing similar to the entrance/perimeter fencing in Gregg's Landing.
5. All the roof top mechanicals needed to be screened.
6. The rear of the front elevations needed finishing work, especially that area over the front entrance. The elevations showed too much rear view and would be visible from the west.
7. Foundation landscape plantings along the front and right elevations needed to be decided.
8. Alternate paving materials needed to be decided for the walkways at the front of the building.
9. Outdoor cart storage areas adjacent to the building needed to be screened with building materials similar to the building.

Architectural comments regarding the bank or spec building had been provided. Staff recommended upgrading the bank elevation. The retail building was similar to the newly renovated building in South Marketplace, south of Home Depot. The plan showed the extension of the Gregg's Landing bike path across Lots 1 and 9 and it would connect Lakeview Parkway to Milwaukee Avenue, which would provide vehicle access to Mundelein's sanitary sewer line that runs parallel to the railroad tracks. Sidewalks were provided throughout the development. The proposed 6.5' berm along the west property line may encroach onto the HOA property to the west. The developer and HOA needed to work together on the height and screening of the plan. Comments on the plans had been provided to Bradford by the staff to date and changes to the site plan to address traffic flow throughout the development. The Village has an agreement with Mundelein regarding the setback from their sanitary sewer line along the south property line. The plan appeared to be consistent with the Gregg's Landing Annexation and Land Management Agreements and both commercial properties were the subject of the study by Rolf Campbell & Associates for the property. The site plans in the study included a large box use and a series of outlots on the south parcel. Bradford was aware of the study and had attempted to incorporate the findings of the study into their site plan.

Eric Dams, Vice President of Bradford Real Estate, stated plans were conceptual and the Lowe's development was the start of the process. The Amcore Bank and a drive-thru Starbucks were planned. At the present time, no users were slated for the other outlots, but were looking at restaurants such as

Carabbas, Sweet Tomatoes or Cheeseburger in Paradise. Evan Vlaeminck, representative of Lowe's and the architect for Amcore were introduced.

Trustee Schwartz like the concept layout, but requested the Lowe's architectural elevation be upgraded to blend within the community. Trustee Schultz concurred and added the use of more brick on the Lowe's elevation. President Byrne inquired if the Lowe's elevation was pre-cast concrete and was informed it was. President Byrne stated he preferred the elevation of the Lowe's facility that was constructed at the Brickyard Mall. President Byrne stated the architectural theme needed to reflect the area. Trustee Koch concurred and stated the Lowe's elevation looked like any strip mall. Trustee Koch added this was not the product he envisioned for this site. Trustee Hebda stated the same and questioned the need for another bank. Trustee Hebda envisioned restaurants on a green area and the plan did not meet the commitment made to the residents at Gregg's Landing. Trustee Schultz recommended the alleviation of the tubular fencing for brick in the garden center. Mr. Vlaeminck stated the brick wall would shade the garden area. Assistant Manager Kalmar recommended Trustees Koch and Hebda meet with the developer on the architectural issues and bring back for review in two to three weeks. Don Kathan, Gregg's Landing North HOA President thanked the Committee for its commitment to follow the study prepared by the Village's consultant and offered to work with staff.

4. CONSIDERATION OF THE PLANNING AND ZONING COMMISSION'S REPORT AND RECOMMENDATION RECOMMENDING APPROVAL OF A PUD AND PRELIMINARY AND FINAL APPROVAL OF GREENLEAF TOWNHOMES – J & J GREENLEAF TOWNHOMES, INC. (CASE # 04-07)

President Byrne introduced Mark Eiden, representative for developer J & J Greenleaf Townhomes, Inc. Assistant Village Manager Kalmar stated the project began the initial concept plan in September 2003. In September 2004 the petitioner met with the surrounding property owners to present the plan and receive comments and had worked through the processes with the Planning and Zoning Commission at the April 20, 2005 and December 14, 2005 hearings. At the hearing the petition requested the following:

1. A Special Use Permit for a Planned Unit Development (PUD) to allow 16 townhome units.
2. Preliminary and Final Planned Development Approval, which included approval of certain variations from lot size and setback requirements for the entire site.
3. Preliminary and Final Site, Landscaping and Architectural Plan Approvals for the entire site.
4. Preliminary and Final Plat Approval for the Greenleaf Townhomes.

Mr. Kalmar stated the proposed project would be located on the south side of Greenleaf Drive, between Tennyson Place and Swineburn Place, adjacent to the entrance to Century Park and just west of NCT #3 HOA pool. It was subdivided as a part of the NCT PUD in 1970's and was approximately 1.8 acres in size and had been designated for a house of worship. The property was currently vacant and zoned R-7, Multiple Family Residential. The maximum permitted density by the District was 14.5 units per acre and based on the lot size, the property could yield a maximum of 26 units. The petitioner was proposing cluster two and three buildings at a maximum height of three stories or thirty-five feet.

The Planning and Zoning Commission reviewed the matter and voted unanimously to recommend approval of the special use permit for the Greenleaf Townhomes PUD and preliminary and final approvals for the development plan including variations, site, architectural and landscaping plans and the plat. The recommendation is subject to the following conditions:

- A. General compliance with the following plans:

- Units A and B floor plans and elevations prepared by Viking Design Group consisting of 4 pages and dated 6/9/05.
 - Unit C floor plans and elevations prepared by Viking Design Group consisting of 3 pages and dated 6/9/05.
 - Color elevation for all units prepared by Viking Design Group consisting of 1 page and dated 6/9/05 and 1 enlarged plan which was undated.
 - Plat of Vacation of Public Easements prepared by Manhard Consulting, Ltd consisting of 1 page with a revision date of 10/5/05.
 - Proposed Improvement Plans for the Greenleaf Townhomes prepared by Manhard Consulting, Ltd consisting of 11 pages with a revision date on the Title Sheet of 11/15/05.
 - Landscape Plan (located within the Proposed Improvement Plans) prepared by Manhard Consulting, Ltd consisting of pages 7, 7A and 8 with a revision date of 11/2/05.
 - Final Plat of the Greenleaf Townhomes prepared by Manhard Consulting, Ltd consisting of 2 pages with a revision date of 11/21/05.
- B. Final Approval by the Village Engineer and Landscape Architect of all related plans prior to issuance of a building permit.
- C. Approval of the HOA Documents by the Village Attorney prior to final approval by the Village Board.
- D. Payment of all school, park and cultural community center/ public art donations as required by the Development Ordinance at the time of building permit for each building.
- E. Payment of the Countryside Fire Protection District donation. Based on the number of bedrooms in a residential development, each structure was assessed the following: 3 bedrooms \$434.85, 4 bedrooms \$564.60, and 5 bedrooms \$565.50.
- F. Payment of the Emergency Warning System fee of \$100.00 per home in support of an emergency outdoor warning system (tornado sirens).
- G. Patios for Units #1-4, 7-10 and 11-14 may project beyond the proposed 25-foot setback a maximum of 3 feet and shall be consistent with the approved site plan.
- H. Recognition that while the Zoning Ordinance required a minimum of 30 feet between buildings that some minor reduction in this distance may be required. The maximum reduction would be 5 feet thereby establishing a minimum distance of 25 feet between buildings.
- I. Compliance with all previous conditions as recommended for the Special Use Permit.
- J. Compliance with all ordinances and standards of the Village except as otherwise noted.
- K. Compliance with the list of materials by product descriptions regarding the Clo play insulated garage doors, EFIS window colors of Sandblast china white #310, Glen Gary Brick Bayhill and the roofing of GAF Timberline shingles in the color of brown. Similar alternate products of equal or greater color and quality may be substituted, subject to approval by the Building Commissioner.
- L. Installation of a Knox Box barrier with a drop gate at the end of the Alpine Rose Court attachment to the park district path.
- M. Record the Notice to Purchasers and spread it of record either in the declaration or a separate supplemental filing.
- N. Approval by the Vernon Hills Park District of pedestrian emergency access and the connections thereof the pathways proposed.
- O. Amendment of the HOA covenants page 17 to exempt the parking of commercial vehicle in the garage.

Trustee Schultz inquired the price of a unit, which would begin in the upper \$300,000. Mr. Kalmar stated that if the Committee felt the request was appropriate, staff would prepare the necessary

ordinance and development permit granting approval of the special use permit to allow the PUD and preliminary and final approvals, subject to the conditions listed above.

5. ELGIN, JOLIET & EASTERN QUIET CORRIDOR.

Village Engineer Brown stated that on January 10, 2006 the task force reviewed the three proposals and recommended entering into discussions to contract with Lower Cost Solutions, Inc. Their proposal was estimated at \$34,073.00. The other proposals were by HDR (\$58,089.00) and Knight Engineers & Architects (\$68,500). Mr. Brown requested the Committee to commit Village funds to hire a consultant to evaluate the current at-grade crossings, recommend improvements and process the Notice of Intent and ancillary documentation. The task force was forwarding an Intergovernmental Agreement to the fifteen communities within the project limits to solicit their participation. The potential participants would include the municipalities of Hoffman Estates, Barrington Hills, South Barrington, Barrington, Deer Park, Lake Zurich, Hawthorn Woods, Long Grove, Mundelein, Vernon Hills, Libertyville, Mettawa, Green Oaks, North Chicago and Waukegan; and if all fifteen communities participated the pro rata cost would be approximately \$2,275.00 per municipality. The EJ&E Quiet Corridor Intergovernmental Agreement (IGA) would be based on the previously executed Mundelein Automated Horns IGA. Manager Allison added that not all of the communities may enter into the agreement and pay the cost, which would put the financial expense on the Village. Staff was directed to move ahead with the proposal and return to the Board if additional monies were needed.

6. ADJOURNMENT.

Motion by Trustee Schwartz, second by Trustee Schultz to adjourn the Committee of the Whole meeting to closed session to discuss land acquisition-[Sec. 2(c)(5)] as allowed under the Open Meetings Act. Roll call vote:

Ayes: 5- Hebda, Koch, Marquardt, Schultz, Schwartz

Nays: 0-None

Absent: 1-Williams

Motion declared carried.

Meeting adjourned at 8:45 p.m.

Linda Pelletier, Deputy Village Clerk

Roger L. Byrne, Village President