

**MINUTES  
COMMITTEE OF THE WHOLE MEETING  
VILLAGE OF VERNON HILLS  
FEBRUARY 19, 2019**

President Byrne called the meeting to order at 7:29 p.m.

IN ATTENDANCE: President Byrne, Trustees Koch, Brown, Marquardt, Schultz, and Takaoka. Trustee Oppenheim was absent. A quorum was established.

Also present were: Village Manager Fleischhauer, Assistant Village Manager Petrillo, Building Commissioner Atkinson, Public Works Director Brown, Chief Kreis, Anne Fairbairn, Lauterbach & Amen, Attorney Hunt, Brad Farber, and Recording Secretary Koehl.

**1. APPROVAL OF COMMITTEE OF THE WHOLE MEETING MINUTES OF FEBRUARY 5, 2019**

Motion by Trustee Marquardt second by Trustee Koch to approve Committee of the Whole Minutes for the February 5, 2019 meeting.

Roll Call Vote:

AYES: 5 – Brown, Takaoka, Schultz, Marquardt, Koch

NAYE: 0 – None

ABSTAIN: 1 - Byrne

ABSENT AND NOT VOTING: 1 - Oppenheim

Motion carried.

Item 2 was moved to the end of agenda.

**3. CONSIDERATION OF A REPORT AND RECOMMENDATION FROM THE ZONING BOARD OF APPEALS FOR A SIGN VARIATIONS AT WALMART, 555 EAST TOWNLINE ROAD**

Background

The petitioner is requesting variations from the sign code to allow the installation of three (3) new wall signs on the north elevation. The primary “Walmart” sign located over the main entrance would replace the existing. A variation was previously granted for this sign in 2009 allowing a height that is greater than the lettering and a width that is wider than two letters.

The additional new signs include the “pickup” sign with logo and the “pharmacy” sign. The new signs are intended to support Walmart’s on-line and pharmaceutical services.

A notice of public hearing was published on December 29, 2018. Legal notices have been mailed to all surrounding property owners/tenants and a public hearing sign was posted on the property at least fifteen (15) days in advance of the meeting.

Public Hearing:

The zoning board reviewed this matter at its public hearing on January 31, 2019. The petitioner testified that the property cannot yield a reasonable use and return if the variation is not granted because without the signs, Walmart would not be able to identify the pick and pharmacy services that are offered within the store. The plight of the owner is due to unique circumstances because Walmart offers several service within one store that are available by in store shopping or pick up via on-line ordering. One sign cannot adequately identify these primary services. The petitioner has further stated that the variation, if granted, would not alter the essential character of the neighborhood because the size of the new signs would be in scale with existing signs within the center.

The zoning board of appeals having reviewed this matter, hereby recommends approval of a variation from the village code of ordinances, chapter 19, signs, section 19-3(c) (6) to allow three (3) wall signs in lieu of the maximum permitted number of one (1); and section 19-3(c) (4) to allow a logo to exceed the height of the lettering

and to allow a logo to exceed the width of any two letters. The purpose is for the installation of a new wall signage on the north façade.

Upon roll call the following vote was recorded:  
Ayes: 4 - Baumann, Cashen, VanDerMeulen, Newburg  
Nays: 0 - None  
Absent: 1 - Kennedy  
The motion carried

If the COW feels that the variation is appropriate, staff should be directed to prepare an ordinance approving the variation subject to the sign being installed in compliance with the elevations and site plan attached to your packet.

Motion by Trustee Schultz second by Trustee Koch to prepare an ordinance approving the variation subject to the sign being installed in compliance with the elevations and site plan. \_\_\_\_\_

Voice Vote.  
All in favor.  
Motion carried.

**4. CONSIDERATION OF TWO NEW MONUMENT SIGNS AND ONE WALL SIGN FOR “ARRIVE TOWN CENTER” LOCATED WITHIN THE VERNON HILLS TOWN CENTER, 1255 ROUTE 45**

Representatives from Arrive Town Center Apartments appeared before the cow to request approval of three (3) new development identification signs for the property previously known as “The Commons at Town Center.” Approval of the redesigned signs is requested in support of new ownership and a new name for the apartment building. Each of the three signs will replace existing signs at the following locations: 1) attached to the wall above the main entrance of the building; 2) ground mounted monument sign adjacent to Route 45; and 3) ground mounted monument sign adjacent to Town Center Road.

As the board is aware, the apartment building and related signs is located within the Vernon Hills Town Center. The Village Board approved this development as part of ordinance 2007-031, as amended, authorizing a special use permit for a mixed use residential and retail center. An amendment to the ordinance approving the new sign is therefore required.

A copy of the site plan and elevation drawings is attached to your packet.

If the Board feels that the changes are appropriate, staff should be directed to prepare an ordinance amending ordinance 2007-031, as amended, to allow the new development identification signs, conditioned upon:

1. The sign shall be in accordance with the color renderings, consisting of three pages, prepared by Ramsay Signs, dated January 17, 2019.
2. The sign shall be located in accordance with the site plan titled, “Arrive Town Center Apartments”, stamp dated February 13, 2019.
3. Landscaping shall be in general compliance with the landscape plan approved as part of ordinance 2007-031 and shall be subject to review and approval by the Village landscape Technician.

Motion by Trustee Schultz second by Trustee Brown directing staff to prepare an ordinance amending ordinance 2007-31, approving the new design of the signs.

Roll call:  
Aye: 6 – Koch, Takaoka, Brown, Marquardt, Schultz, Byrne  
Nay: 0 - none

Abstain: 0 - none  
Absent: 1 – Oppenheim  
Motion carried.

**5. MACY’S – PRESENTATION OF CONCEPT PLANS FOR THE REDEVELOPMENT OF THE MACY’S PARCEL AT HAWTHORN MALL, CREATING FOUR OUT-LOTS ALONG TOWNLINE ROAD**

Aanen Olsen of Brookfield Properties on behalf of Macy’s appeared before the COW for concept presentation of their plans to subdivide four (4) out-lots along Townline Road. Two single use restaurants and two multi-tenant buildings are proposed. The portion of Ring Drive (running east-west) would be reconfigured to accommodate the new lots. Pedestrian friendly amenities including a public sidewalk adjacent to Townline Road and a private sidewalk connecting the out-lots to the mall should be considered as part of this plan.

We will need to take a closer look at traffic impacts and parking as part of the technical review and public hearing process, in particular the traffic impacts at the intersection located north/east of Bucky’s at Ring Drive.

A copy of the proposed site plan is attached to your packet.

If the COW feels consideration of the redevelopment is appropriate, Macy’s should be directed to begin the technical review process and appear before the Planning and Zoning Commission for consideration of the approval of changes to their site plan, landscape plan and for approval architectural elevations.

The Board discussed the concept and unanimously stated they would not approve 4 out-lot buildings as presented, due to foreseeable parking issues. Most Board members recommended 3 out-lots at a maximum and suggested Macy’s to re-plan this concept.

**2. CONSIDERATION OF A REPORT AND RECOMMENDATION FROM THE ZONING BOARD OF APPEALS FOR A SIGN VARIATION AT BEARS FIT, 155 EAST TOWNLINE ROAD**

**Background**

Cliff Stein, General Counsel for Chicago Bears appeared before the Board and is requesting a variation from the Sign Code to allow the installation of two new wall sign and one ground mounted sign. The new wall signs would replace the existing signs on the front (north) and side (east) façades of the building. The new ground sign would replace the existing in the same location adjacent to Townline Road.

The Sign Code requires that logo’s: 1) Not dominate the sign; 2) Either precedes, follow or be incorporated into the lettering; 3) Be counted toward the total allowable sign area; 4) Not exceed the width of two letters; and 5) Not exceed the height of the lettering. The proposed logos would comply with all requirements except that the height and width of the logos would exceed the limitations of the Sign Code. A variation is therefore required to allow the logos.

A notice of public hearing was published on December 29, 2018. Legal Notices have been mailed to all surrounding property owners/tenants and a public hearing sign was posted on the property at least fifteen (15) days in advance of the meeting.

**Public Hearing:**

The Zoning Board reviewed this matter at its public hearing on January 31, 2019. The petitioner testified that the property cannot yield a reasonable use and return if the variation is not granted because the logo, if reduced in size, would not be readable and would have a negative impact on the Bear brand as it would lack authenticity. The plight of the owner is due to unique circumstances because the store is setback approximately 400 feet from Townline Road and is visually screened by mature landscaping. The petitioner’s further stated that the variation, if granted, would not alter the essential character of the neighborhood because other stores in the area, including

Target and Walmart have been granted variations to have a logo that are larger than otherwise permitted by the Sign Code.

The Zoning Board of Appeals having reviewed this matter, hereby recommends approval of a variation from the Village Code of Ordinances, Chapter 19, Signs, Section 19-3(c)(4)d to allow logos on three (3) signs to exceed the height of the lettering and to exceed the width of any two letters. The purpose is for the installation of two (2) new wall signs on the north and east façade and one ground mounted sign

Upon roll call the following vote was recorded:  
Ayes: 4 - Baumann, Cashen, VanDerMeulen, Newburg  
Nays: 0 - None  
Absent: 1 - Kennedy  
The motion carried

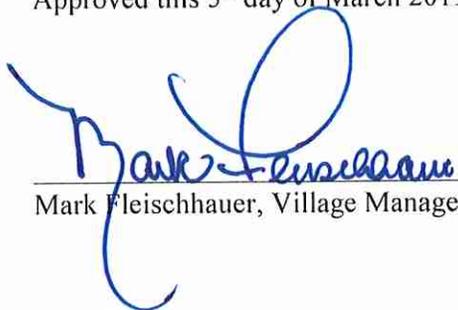
If the Board feels that the variation is appropriate, staff should be directed to prepare an ordinance approving the variation subject to the sign being installed in compliance with the elevations and site plan attached to your packet.

Motion by Trustee Schultz second by Trustee Koch to prepare an ordinance approving the variation subject to the sign being installed in compliance with the elevations and site plan

Roll Call:  
AYE: 6 - Marquardt, Koch, Schultz, Takaoka, Byrne  
NAY: 0 - None  
ABSTAIN: 1 - Brown  
ABSENT: 1 - Oppenheim  
Motion Carried.

Meeting adjourned 8:13 p.m.

Approved this 5<sup>th</sup> day of March 2019

  
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Mark Fleischhauer, Village Manager

  
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Roger Byrne, Village President