

**MINUTES
COMMITTEE OF THE WHOLE MEETING
VILLAGE OF VERNON HILLS
APRIL 3, 2019**

President Byrne called the meeting to order at 7:48 p.m.

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

Also present were: Assistant Village Manager Petrillo, Building Commissioner Atkinson, Public Works Director Brown, Chief Kreis, Deputy Chief Zimmerman, Finance Director Fairbairn, Attorney Hunt, Brad Farber and Recording Secretary Koehl.

1. APPROVAL OF COMMITTEE OF THE WHOLE MEETING MINUTES OF MARCH 19, 2019

Motion by Trustee Schultz second by Trustee Marquardt to approve Committee of the Whole Minutes for the March 19, 2019 meeting.

Roll Call Vote:

AYES: 7 – Koch, Marquardt, Schultz, Oppenheim, Takaoka, Brown, Byrne

NAYE: 0 – None

ABSENT AND NOT VOTING: 0 - None

Motion carried.

2. REQUEST FROM VERNON HILLS HIGH SCHOOL FOR APPROVAL OF SITE AND LANDSCAPE REVISIONS TO ALLOW CONSTRUCTION OF THREE ADDITIONS AT 145 N. LAKEVIEW PARKWAY

Representatives of Vernon Hills High School appeared before the COW to request approval of site and landscape revisions to allow three additions to their facility. The additions are an opportunity to provide expansion for existing and future enrollment projections and will include:

- 3-story classroom addition with 1-story stem lab (17,084 square feet)
- 1-story cafeteria/server/faculty dining & office expansion (4,615 square feet)
- 2-story gym/dance studio/changing area (20,744 square feet)

The new additions will add a total of 42,960 square feet to the existing building, resulting in a new total square footage of 377,913 square feet. The existing setback and yards are not affected by the additions. The new additions will reduce the number of parking spaces from 479 to 467. This is still greater than the 436 spaces required by code.

The design of the additions, include exterior walls that would match the height and character of the existing building. The color of the brick would also match existing. Landscaping will be planted around the new additions, including shade trees and shrubs congruent with the buildings geometry. The existing landscape buffer will not be affected by the additions.

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

If the COW feels the building expansion and additions are appropriate, staff should be directed to prepare an Ordinance approving the amended site and landscape plan subject to the following.

1. Compliance with the site plan prepared by STR, dated October 31, 2018.
2. Compliance with the landscape plan prepared by Roake & Associates, dated October 31, 2018.
3. Compliance with the elevation drawings and color rendering prepared by STR, dated October 31, 2018.

4. The site plan and civil engineering is subject to final review and approval by the Village Engineering Technician.
5. The landscape design is subject to final review and approval by the Village Landscape Technician.

Board directs Staff to prepare an Ordinance approving the site plan changes and landscape changes subject to conditions listed.

Motion by Trustee Koch second by Trustee Marquardt

Roll Call:

AYE: 7 – Brown, Schultz, Marquardt, Takaoka, Koch, Oppenheim, Byrne

NAY: 0 - None

ABSTAIN: 0 - None

ABSENT: 0 - None

Motion Carried.

Dr. Prentiss Lea, Superintendent of District 128 stated on behalf of staff, he appreciates the good working relationship that they have with the Village.

3. REVIEW AND DISCUSSION OF THE RETAIL MARKET STUDY AND STORE STRATEGY ANALYSIS PREPARED BY MELANIPHY AND ASSOCIATES

John Melaniphy of Melaniphy and Associates appeared before the COW to present their first draft of the Vernon Hills Retail Market Study. The primary objective of the study is to access and prepare a market strategy for the redevelopment and/or development of three major sites including:

I) Hawthorn Mall, to direct a mix of restaurants, retailers, hotels, entertainment and residential uses;

The remaining vacant parcels at The Shoppes of Gregg's Landing, to identify appropriate uses adjacent to Mariano's and Menard 's with consideration of existing residential uses to the west; and The Darling Farm, to develop a strategy and marketing plan for a new greenfield development. The study also identifies the vacant big box stores and junior anchor stores that require new tenants and prepares a strategy to fill those vacant spaces.

For tonight, Melaniphy and Associates is seeking feedback and direction from the Board. Comments will be included in the final draft and a copy of the study will be made available on the Village web site. Moving forward, this document will serve as a valuable resource for staff and Board members when considering proposed developments of key retail parcels and greenspace developments.

4. CENTENNIAL REAL ESTATE – CONCEPT PRESENTATION OF THE PHASE II REDEVELOPMENT PLAN FOR HAWTHORN MALL

Centennial Real Estate appear before the COW to present a concept plan for phase II redevelopment of Hawthorn Mall. As the board is aware, Centennial has acquired ownership of the Sears and Carson Pirie Scott properties and plans to redevelop these areas of the mall.

Back ground:

The COW, at its meeting on November 20, 2018, reviewed Hawthorn Mall 's phase I redevelopment plan that includes three new out-lots located on the former Sears parcel, between Ring Drive and Milwaukee Avenue. Although not identified, restaurants are the most likely candidates to occupy these lots. Staff has emphasized the need for high quality restaurants that do not include a drive-thru.

A public sidewalk adjacent to Milwaukee Avenue has been requested as part of this plan. It should be noted that additional right of way will be required to allow for cross access to Melody Farm.

After review and consideration, the COW directed that Hawthorn Phase I redevelopment proceed to technical review. Hawthorn has since submitted engineering, site and landscape plans that are under review by staff.

Concept presentation

Centennial is now proposing their phase II redevelopment plan. The existing Sears building would be demolished and replaced with a new mixed-use center that would include approximately 75,000 square feet of restaurant and

retail space. The development would also include approximately 450 Luxury apartments, a portion of which could be devoted to age restricted occupants (55 and older).

The mix of residential, retail and restaurant uses would have direct access to an outdoor gathering space that incorporates green and hardscape components. Restaurants would include outdoor patios arranged to take advantage of these views. Interior "patio space" would also be included to promote year round use of the mall. The luxury apartments would be marketed to young professionals and Empty nesters as something that offers an "urban living experience" with space to live, work and play. The residential component would also include an interior parking structure.

The former Carson 's site would also be redeveloped. The existing building would be demolished and replaced with a 50,000 square foot grocer and a 35,000 retailer (specific stores have not been identified). Centennial is also proposing to create three out-lots between ring drive and town line road. Similar to the other proposed out-lots, staff has requested high quality restaurants. A public sidewalk along Townline road has also been requested.

The plans are still very preliminary and do not show any details. A complete review of architectural design and building materials will be completed during the technical review and public hearing process. We will need to take a closer look at traffic impacts and parking, in particular the traffic impacts near Denny's at Ring Drive.

Copies of the proposed site plan and color renderings are included in your packet.

Board action:

If the Village Board feels the concept site plan and drawings are appropriate, Centennial should be directed to begin technical review, and then appear before the Planning & Zoning Commission for a Public Hearing.

Board members and members of the community asked questions and gave comment on this concept presentation, which Centennial will review.

Julie Simpson - 21 Monterey, Vernon Hills stated that as a resident she wants to see this project a success, but is concerned about adding additional children to the under-funded school system. She believes there should be no tax incentives.

Corey Grupe - 309 Alexandria, Vernon Hills likes the model presented. He stated that he is a local chef, and believes that our area is over-saturated with restaurants. Though having so many choices are nice to have, but as an owner/operator of restaurants, it is difficult to find enough employees and also be able to operate an establishment financially is a real struggle.

Michael Schenk - 587 Central Park, Vernon Hills has a concern regarding the potential of student enrollment. Suggesting Town Hall type meetings to speak with residents to get feedback. Also voiced concerns regarding finding employees to work at all of these stores and restaurants, he stated finding enough employees to fill these positions is very difficult.

Carl Borchers - 270 Danbury, Vernon Hills would like to hear about the environmental impact this long-term overhaul will have. He also would like to hear about entertainment options that may draw people to the mall as well.

Kim McAuliffe – 6 Malvern, Vernon Hills wanted to expand on the mall being a part of the community. She stated that there were children here who had prepared a speech that they wanted to give. She wants to ask that we have a town hall meeting to include them and other members of the community to be able share their thoughts.

James Gubbins - 413 Larchmont, Vernon Hills also addressed his concerns about the schools and adding more children to the over-crowding school district.

Discussion was had regarding the types of residences being proposed and the amount of children introduced into the community.

Ms. Titova – Montgomery Lane, agreed that the improvements are needed. She is concerned about adding a grocery store. She's is wanting to see a place for children, museums or some children's activities place. A place that will draw people from other areas and make them want to come visit Vernon Hills because of something that gives people and families with children a true experience. She suggested to make something that keeps children "busy" so that parents can shop and spend money.

Andrew Davis – 35 Motebello, Vernon Hills stated that he has been to Easton Town Mall in Ohio and pointed out the reason he would go to Easton was the restaurant choices plus entertainment options there. He asked about the need for apartments and wanted to know if there are other alternatives that could be done instead.

Trustee Koch and Trustee Marquardt advised that our Committee of the Whole Meetings are the same as Town Hall meetings and all members of the community can always attend and give comment.

Donald Kathan addressed the Board and stated that this was a generational improvement and it's important enough to create a workshop to get more members of the community to come out and give input. Trustee Takaoka agrees that we should meet at the High School and send out advanced notice to residents, so that we can get better feedback.

The Board was polled and they agreed that Centennial should begin the technical review process. They stated that this is a project in its infancy and comments that were received will hopefully be beneficial to the project.

5. ADJOURNMENT

Motion by Trustee Schultz, second by Trustee Marquardt to adjourn the Committee of the Whole.

Voice vote:

All in favor.


Motion carried.

Meeting adjourned 10:46 p.m.

Approved this 16th day of April 2019



Mark Fleischhauer, Village Manager



Roger Byrne, Village President