

**VILLAGE OF VERNON HILLS  
MINUTES OF THE COMMITTEE OF THE WHOLE MEETING  
OF APRIL 19, 2022**

Village Manager Timony called the meeting to order at 7:41 PM

IN ATTENDANCE: Trustees Forster, Koch, Oppenheim, Marquardt Takaoka and Schenk. President Byrne was absent and has given prior notice that he would not be in attendance. A quorum was established.

Also present were: Village Manager Timony, Assistant Village Manager Petrillo, Public Works Director Brown, Chief Kreis, Village Attorney Ferolo, and Recording Secretary Koehl.

Village Manager Timony called for a motion to appoint a Chairman Pro Tem for the duration of the Committee of the Whole meeting.

Motion by Trustee Oppenheim, second by Trustee Marquardt, to appoint Trustee Koch as Chairman Pro Tem for the duration of the meeting.

Roll call vote:

AYES: 6 – Takaoka, Marquardt, Forster, Oppenheim, Schenk, Koch

NAYS: 0 – None

ABSENT AND NOT VOTING: 3 – Byrne

Motion carried.

**1. APPROVAL OF THE COMMITTEE OF THE WHOLE MEETING MINUTES OF APRIL 5, 2022**

Motion by Trustee Marquardt, second by Trustee Oppenheim, to approve the Committee of the Whole meeting minutes of April 5, 2022.

Roll call vote:

AYES: 4 – Marquardt, Forster, Oppenheim, Koch

NAYS: 0 – None

ABSTAIN: 2 – Schenk, Takaoka

ABSENT AND NOT VOTING: 1 – Byrne

Motion carried.

**2. CONCEPT PRESENTATION OF PROPOSED FAÇADE RENOVATIONS, ALONG WITH SITE PLAN AND LANDSCAPE REVISIONS AT 890 MILWAUKEE AVENUE**

Representatives of Gateway 9, LLC appeared before the COW for concept presentation of their plans to redevelop the property formally occupied by Denny's restaurant. The redevelopment creates two tenant spaces, one occupied by Wild Fork to the north and the other occupied by Heyday Med Spa to the south. Wild Fork is an upscale meat market offering a variety of meat, seafood, bread and dessert options. Heyday Spa offers therapeutic massages and related health care products.

The building renovation includes a 490 square foot addition off the south/east corner of the building. The existing mansard roof on the east elevation would be removed. The brick wall would be extended up creating a parapet that would screen roof top equipment. The façade at each main entrance would be articulated with fiber cement siding on the walls and a decorative metal canopy over the doors. Fabric awning would be located over windows at select locations. The existing garbage enclosure would be repaired and painted to match the building. The color pallet includes light and dark shades of grey with black accents.

Site improvements include installation of new curb and gutter (Where required), grind and overlay of all parking surfaces and the repair and/or replacement of all walking surfaces in accordance with Village requirements. Parking lot lighting will be upgraded to include new LED fixtures. All landscaping will also be upgraded. The Village Landscape Technician will work with the petitioner during the technical review process in developing the new plan.

The existing sign will be refaced and remain at its current location. A variation will be required allowing the display of two tenant panels.

Trustee Takaoka asked about the Hey Day facility and he was told that this is a high-end spa. Trustee Schenk asked about expansion possibilities for this spa, should it become very popular. The petitioner advised that they were still working out the details of the interior floor plans.

Trustees Oppenheim and Koch had concerns about the west elevation. They think it is too plain and would like to see something more visually appealing. They suggested adding awnings and perhaps some other cosmetic improvements.

There was consensus by the Board to direct the petitioner to begin the technical review process and appear before the Planning and Zoning Commission for consideration to approve site plan, landscape plan and architectural revisions.

Attorney Ferolo advised the petitioner that the COW's concurrence with the concept presentation was non-binding on the Village Board.

### **3. TOWNLINE COMMONS – CONCEPT PRESENTATION FOR NEW MULTI-TENANT SIGNAGE AND FOR LANDSCAPING REVISIONS ON PROPERTY LOCATED AT 555 TOWNLINE ROAD**

Representatives of GW Properties and Spectrum Development in cooperation with Townline Commons will appear before the COW for concept presentation of their plans to update ground signage and revise existing landscaping.

#### Ground Signs:

The petitioner is proposing to update the existing multi-tenant sign located at the main entrance to the shopping center off Townline Road. The sign would increase the number of tenant panels from five to nine. The name of the shopping Center, "Townline Commons" would also be displayed at the top. The location and overall size would remain the same, except that the height would be reduced by 2 inches. The design would be updated by replacing the existing EIFS material with a decorative corrugated panel system. The masonry base would remain unchanged. An amendment to the original ordinance approving the current sign is required to allow the updates.

The petitioner is also proposing a new multi-tenant sign at the south/west corner of Townline Road and Fairway Drive. The overall design, height and size would match the updated sign referenced above. This sign requires the following variations: 1) Height of 17'-7" above grade rather than the maximum permitted height of 8'-0"; 2) Size of 191 square feet rather than the maximum permitted size of 50 square feet; and 3) Allowing the display of nine tenant panels rather than the maximum permitted number of one.

Landscaping Revisions:

The petitioner is proposing to update the existing landscaping along Townline Road and Fairway Drive as shown on the landscape plan attached to your packet. The plan also includes reducing the berm height at select locations. The existing trees and evergreens have become overgrown and are now obstructing the view of the property and businesses from the adjacent roads. Additionally, a number of trees are showing signs of distress from fungal diseases and declining health due to their age and species type. The new plan would remove diseased trees, prune healthy trees and introduce quality low-level plantings. The result of this new plan will be an improved appearance to the property with significant improvement of visibility from the intersection.

Copies of the proposed sign and landscape plans were attached to your packet.

Trustee Schenk asked about the number of trees that were going to be removed. The drawing supplied, was not clear in showing which trees were to be removed and which were to remain.

PW Director Brown advised that some landscaping needs to be removed and replaced, he also had concerns about lowering the berm, as there may be utilities running through them. The parking lot, and lighting should be addressed, as well as the retention pond have not been maintained very well and needs attention.

Trustee Oppenheim suggested taking another look at the sign positioning of the newly proposed sign location. He is not opposed to allowing a new sign, but wants it to actually be beneficial and useful to the property.

After discussion, the COW directed the petitioner to bring back renderings and landscape drawings to a future meeting.

Motion to table this concept by Trustee Schenk, second by Trustee Oppenheim, and to bring back renderings and landscape drawings depicting what it currently looks like and the proposed new look to a future COW.

Roll call vote:

AYES: 6 – Takaoka, Marquardt, Forster, Oppenheim, Schenk, Koch

NAYS: 0 – None

ABSENT AND NOT VOTING: 1 – Byrne

Motion carried.

**4. CONSIDERATION OF A REPORT AND RECOMMENDATIONS FROM THE PLANNING & ZONING COMMISSION FOR APPROVAL OF SITE PLAN, LANDSCAPE PLAN, ARCHITECTURAL ELEVATIONS AND PLAT OF SUBDIVISION ALLOWING AN OFFICE/WAREHOUSE FACILITY LOCATED AT 130 LAKEVIEW PARKWAY**

**Public Hearing:**

Representatives of JRW Property Holdings LLC appeared before the Planning and Zoning Commission on April 13, 2022 to present their plans to develop a vacant property located in Continental Executive Park (CEP) and requested the following:

1. Preliminary and final site plan approvals; and
2. Preliminary and final landscape plan approvals; and

3. Preliminary and final architecture plan approvals; and
4. Preliminary and final plat of subdivision approvals

The development would consolidate two parcels into one lot of record. The newly assembled parcels create a lot that is 5.66 acres that would be developed with a new office/warehouse building that is 51,591 square feet. The building would be constructed on a speculative basis.

Copies of the proposed site plan, landscape plan, color renderings and related information is attached to your packet.

**Site Plan:**

Overall, the design of the site plan is appropriate. The building design and placement complies with all height and setback requirements of the CEP Planned Unit Development. The site features eight loading docks and two drive-in doors on the north side of the building that also includes large truck maneuvering areas. Customer and employee parking is located to the south and east. Storm water run-off will convey to an existing detention basin to the east.

P & Z Comments:

*The Commission was supportive of the site plan as presented.*

**Parking:**

Parking requirements pertaining to CEP requires a minimum of three parking spaces for every 1,000 square feet of floor area of office (3/1000); and one space for every 1,500 square feet of warehouse (1/1,500). The proposed number of eighty six (86) parking spaces would comply with this requirement. A detailed breakdown and assumptions used for the calculation include:

Building size – 51,591 square feet		
Office (Assume 5% of bldg. size)	3/1000 =	8 parking spaces
Warehouse (Assume 95% of bldg. size)	1/1,500 =	33 parking spaces
	Total required spaces	41 parking spaces
	Total spaces provided	86 Parking complies

P & Z Comments:

*Commission member were comfortable that parking counts are sufficient and comply with requirements of CEP.*

**Landscaping:**

Extensive landscaping is proposed along Lakeview Parkway. Existing trees would be maintained throughout the property and tree protection would be provided during construction. Fully landscaped parking islands would enhance the front (south) and east parking fields. It was noted that the Village’s Landscape Technician will complete a more detailed review at the time of permit application.

P & Z Comments:

*The Commission was supportive of the proposed landscaping plan.*

**Site Lighting:**

Parking lot lighting will be in accordance with Village design and installation requirements for parking lot lighting systems. Illumination will utilize LED light poles and wall packs. The Village’s Engineering Technician will complete a more detailed review at the time of permit application.

*P & Z Comments:*

*The Commission was supportive of the proposed lighting plan.*

**Plat of Subdivision:**

The petitioner is requesting approval of a plat of Subdivision that consolidates two parcels into one lot of record. The new plat will also vacate and dedicate various utility and drainage easements on the property. Please note: these details are currently under review by the Village Engineer and Village Attorney. A recommended condition has been included that requires their approval prior to recording.

*P & Z Comments:*

*The Commission was supportive of the proposed plat of subdivision.*

**Architectural Elevations:**

The new building would be similar in design to other buildings in the development, utilizing pre-cast tilt-up panels. Two main entrances are proposed. One is located at the south/east corner of the building and the other at the south/west corner. Their design includes full height glass walls and simulated wood cladding. A decorative prefinished metal canopy would be located over the doors. The overall color pallet includes light and dark grey tones. The petitioner is aware that all roof top equipment is required to be screened using colors that are complimentary to the building.

*P & Z Comments:*

*The Commission was generally supportive of the architectural design as presented.*

**Recommendation:**

- I. The Commission voted 4-0 (Heidner and Cotton absent) to recommend approval of the following: Granting preliminary and final site plan approvals in compliance with the plans and conditions of approval referenced herein; and

***Motion Approved***

- II. The Commission voted 4-0 (Heidner and Cotton absent) to recommend approval of the following: Granting preliminary and final landscape plan approvals in compliance with the plans and conditions of approval referenced herein; and

***Motion Approved***

- III. The Commission voted 4-0 (Heidner and Cotton absent) to recommend approval of the following: Granting preliminary and final architectural approval, in compliance with the plans and conditions of approval referenced herein; and

***Motion Approved***

IV. The Commission voted 4-0 (Heidner and Cotton absent) to recommend approval of the following:  
Granting preliminary and final approval of the plat of subdivision, in compliance with the plans and conditions of approval referenced herein.

***Motion Approved***

**General Compliance With the Following Plans:**

1. General compliance with the civil engineering plans, consisting of fifteen (15) pages, prepared by Spaceco, Inc. dated April 1, 2022; and
2. General Compliance with the Landscape Plan, consisting of three (3) pages, prepared by The JNL Design Group, dated March 30, 2022; and
3. General compliance with the architectural plans, consisting of fifteen (15) pages, prepared by Cornerstone Architecture Ltd, dated February 14, 2022; and
4. General compliance with the photometric plan consisting of one (1) page, prepared by Spaceco, Inc, dated January 21, 2022; and
5. Compliance with the plat of subdivision, consisting of two (2) pages, prepared by Spaceco, dated January 26, 2022; and
6. Architectural elevations shall generally comply with the color renderings, consisting of one (1) page, prepared by Cornerstone Architecture Ltd, dated February 14, 2022.

**Conditions of Approval:**

1. Review and approval of landscaping plans by the Village Landscape Technician shall be required prior to issuance of a full building permit for the project. The Landscape Technician may require plant substitutions where, in his opinion, the substitution is appropriate for this project; and
2. Final engineering is subject to review and approval by the Village Engineer prior to issuance of building permit; and
3. Review and approval of site lighting and parking lot light fixtures by the Director of Public Works and Director of Community Development prior to issuance of building permit; and
4. The Director of Community Development shall review and approve the exterior lighting on the building prior to issuing any building or site development permit; and
5. The plat of subdivision is subject to review and approval by the Village Attorney and the Village Engineer; and
6. Compliance with all ordinances and standards of the Village.

Motion by Trustee Marquardt, second by Trustee Forster, to prepare an ordinance approving site, landscape and architectural plans and approving the plat of subdivision for the development, subject to the conditions of approval set forth in this report.

Roll call vote:

AYES: 6 – Marquardt, Takaoka, Schenk, Oppenheim, Forster, Koch

NAYS: 0 – None

ABSENT AND NOT VOTING: 1 – Byrne

Motion carried.

**5. ADJOURNMENT**

Motion by Trustee Oppenheim, second by Trustee Marquardt, to adjourn the Committee of the Whole meeting and move into Closed Session to discuss Personnel-[Sec. 2(c)(1)]; Litigation-[Sec. 2(c)(11)]; Approval of Minutes-[Sec. 2(c)(21)] of the Open Meetings Act.

Roll call vote:

AYES: 6 – Marquardt, Takaoka, Schenk, Oppenheim, Forster, Koch

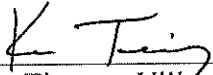
NAYS: 0 – None

ABSENT AND NOT VOTING: 1 – Byrne

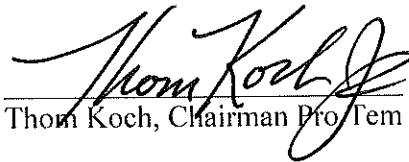
Motion carried.

Meeting adjourned at 8:28PM.

Approved this 3<sup>rd</sup> day of May 2022.



Kevin Timony, Village Manager



Thom Koch, Chairman Pro Tem