

**VILLAGE OF VERNON HILLS  
MINUTES OF THE COMMITTEE OF THE WHOLE MEETING  
OF APRIL 20, 2021**

Village President Byrne called the meeting to order at 7:48PM

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

Also present were: Village Manager Fleischhauer, Assistant Village Manager Petrillo, Chief Kreis, Director of Community Development Atkinson, Public Works Director Brown, Village Attorney Ferolo, Village Attorney Forte, and Recording Secretary Koehl.

**1. APPROVAL OF THE COMMITTEE OF THE WHOLE MEETING MINUTES OF APRIL 7, 2021**

Motion by Trustee Marquardt second by Trustee Schultz, to approve Committee of the Whole Minutes for the April 7, 2021 meeting.

Roll call vote:

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

NAYS: 0 – None

ABSENT AND NOT VOTING: 0 - None

Motion carried.

**2. BHOP ESPORTS, LLC – PRESENTATION OF CONCEPT PLANS FOR A PROPOSED ESPORTS CENTER IN HAWTHORN MALL, 122 HAWTHORN CENTER**

Owner Joseph Ho appeared before the Board and gave a concept presentation and summary of his business model of the ESports Center proposed at Hawthorn Mall.

The Board gave their consensus and directed the petitioner to appear before the Planning and Zoning Commission for consideration of a Special Use Permit.

**3. CENTENNIAL FOCUS AND ATLANTIC RESIDENTIAL – REQUEST WAIVER OF CULTURAL PARTNER FEES FOR THE MIXED-USE RESIDENTIAL DEVELOPMENT LOCATED AT 122 HAWTHORN CENTER**

Representatives of Centennial Focus and Atlantic Residential appeared before the Board and gave a presentation on the artwork, performing arts and cultural events at Hawthorn Row. They requested a waiver of Cultural Partner fees.

There was discussion regarding the presentation and no action was taken at this time. The Board asked that the petitioner return to the Committee of the Whole once they have a more detailed schedule of art and cultural events.

**4. FOCUS DEVELOPMENT IN COOPERATION WITH CENTENNIAL REAL ESTATE – CONSIDERATION OF A REPORT AND RECOMMENDATIONS FROM THE PLANNING & ZONING COMMISSION FOR APPROVAL OF A MASTER SIGN PLAN ON PROPERTY COMMONLY KNOWN AS “HAWTHORN MALL”**

Representatives of Focus Development appeared before the Board and gave a presentation for a master sign plan on the property.

Motion by Trustee Schultz second by Trustee Marquardt, to direct staff to prepare an Ordinance Approving master sign plan, including ordinance amendments and Sign Code Variations listed in Exhibit A and subject to the condition of approval referenced herein.

Roll call vote:

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

NAYS: 0 – None

ABSENT AND NOT VOTING: 0 - None

Motion carried.

## **Exhibit A** **Sign Code Variations**

Pursuant to the Entitlement Package dated April 6, 2021

### **S1 – Primary Pylon (2):**

1. *Amendment to Ordinance 2015-08*: Allowing material and design changes on two (2) Primary Pylon signs; and
2. *Sections 19-5(8), 19-5(9) and 19-7(9)*: Allowing automatic changing copy display panels (LED) and/or manual copy display panels (Static panels) on two (2) Primary Pylon signs which is otherwise not permitted.

### **S2 – Secondary Pylon (2):**

1. *Amendment to Ordinance 2013-014*: Allowing material and design changes on two (2) Primary Pylon signs.

### **S3 – Monument Identity (1):**

1. *Section 19-3(6)*: to allow the size of the sign to be 283 square feet rather than the maximum permitted size of 50 square feet.

### **S4 – Primary Vehicular Directional (10):**

1. *Amendment to Ordinance 2013-014*: Allowing material and design changes on five (5) Primary Vehicular directional signs (S4-01 – S4-03), (S4-08) and (S4-10)); and
2. *Section 19-5(3)*: To allow the size of each sign to be 18.65 square feet rather than the maximum permitted size of 3 square feet (S4-04 – S4-07) and (S4-09); and
3. *Section 19-5(3)*: To allow the display of tenant names which is otherwise not permitted (S4-04 – S4-07) and (S4-09).

### **S5 – Secondary Vehicular Directional (5):**

1. *Amendment to Ordinance 2013-014*: Allowing material and design changes on five (5) Secondary Vehicular directional signs (S5-01 – S5-05).

### **S6 – Pedestrian Directory/Directional (7):**

1. *Section 19-3(9)b*: To allow the height of each sign to be 8'-5" rather than the maximum permitted height of 8' (S6-01 – S6-07); and

2. *Section 19-5(3)*: To allow the size of each sign to be 21 square feet rather than the maximum permitted size of 3 square feet (S6-01 – S6-07); and
3. *Section 19-5(3)*: To allow the display of tenant names which is otherwise not permitted (S6-01 – S6-07).

**S9 – District Identity (1):**

1. *Section 19-3(6)*: to allow the size of the sign to be 138 square feet rather than the maximum permitted size of 50 square feet.

**S10 – Advertising Totem (5):**

1. *Section 19-3(9)b*: To allow the height of each sign to be 9’ rather than the maximum permitted height of 8’(S10-01 – S10-05).
2. *Sections 19-5(8) and 19-7(9)*: Allowing automatic changing copy display panels (LED) on five (5) Advertising Totems which is otherwise not permitted (S10-01 – S10-05).

**S11 – Mall Entry Identity (5):**

1. *Amendment to Ordinance 2013-014*: Allowing material and design changes on four (4) Mall Entrance Identity signs (S11-01 – S11-05).
2. *Section 19-3(7)a*: Allowing two wall signs rather than the maximum permitted number of one (S11-01 – S11-05).
3. *Section 19-3(6)*: to allow the size of the signs on the new east mall entrance to be 86 square feet square feet rather than the maximum permitted size of 62 square feet (S11-05).

**5. ADJOURNMENT**

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


Voice Vote.


All in Favor.

Motion carried.

Meeting adjourned at 9:15 PM.

Approved this 4<sup>th</sup> day of May 2021.

  
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Mark Fleischhauer, Village Manager

  
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Roger L. Byrne, Village President