

**MINUTES
COMMITTEE OF THE WHOLE MEETING
VILLAGE OF VERNON HILLS
July 16, 2019**

President Pro Tem Koch called the meeting to order at 7:30 p.m.

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

Also present were: Village Manager Fleischhauer, Director of Community Development Atkinson, Public Works Director Brown, Chief Kreis, Finance Director Fairbairn, Attorney James Ferolo, and Recording Secretary DeAnda.

1. APPROVAL OF SPECIAL COMMITTEE OF THE WHOLE MEETING MINUTES OF JUNE 18, 2019

Motion by Trustee Schultz second by Trustee Marquardt to approve the Special Committee of the Whole Minutes for the June 18, 2019 meeting. Trustee Oppenheim noted a scrivener's error and correction to the name in Item number 3. Name corrected to read Karl Borchers.

Roll call vote:

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

NAYS: 0 – None

ABSENT AND NOT VOTING: 2 – Takaoka, Byrne

Motion carried.

2. APPROVAL OF THE COMMITTEE OF THE WHOLE MEETING MINUTES OF JUNE 20, 2019

Motion by Trustee Marquardt second by Trustee Schultz to approve Committee of the Whole Minutes for the June 20, 2019 meeting.

Roll call vote:

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

NAYS: 0 – None

ABSENT AND NOT VOTING: 2 – Takaoka, Byrne

Motion carried.

3. CONSIDERATION OF A REPORT AND RECOMMENDATION FROM THE ZONING BOARD OF APPEALS FOR A SIGN VARIATION AT 300 CENTER DRIVE

Community Development Director Atkinson stated the petitioner is requesting a variation from the sign code to allow the installation of a new monument sign adjacent to Center Drive. The sign would serve various office uses within the building. The design would incorporate a brick base. An aluminum cabinet would be located on top of the brick for display of the tenant panels. Low level landscaping would be installed around the sign in accordance with Village requirements.

The Sign Code allows one tenant to have a ground sign. The variation is requested to allow the display of eight tenant panels. The sign would comply with all other requirements of the sign code, including:

- | | | |
|-------------------|------------------------|-----------------------|
| • <u>Height:</u> | Permitted - 8'- 0" | Proposed - 6'- 7" |
| • <u>Size:</u> | Permitted – 50 Sq. Ft. | Proposed - 50 Sq. Ft. |
| • <u>Setback:</u> | Required - 10'-0" | Proposed - 10'-0" |

A notice of public hearing was published on April 8, 2019. Legal notices were mailed to all surrounding property owners and 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 June 25(continued from May 2). The petitioner testified that the property cannot yield a reasonable use and return if the variation is not granted because feedback from customers indicates they are having trouble finding their destination, especially for those businesses located on the north side of the building. The plight of the owner is due to unique circumstances because the multi-tenant office building has entrances on the side and rear of the building having no visibility from the right of way. The petitioner has further stated that the variation, if granted, would not alter the essential character of the neighborhood because the new sign would be in compliance with all other requirements of the sign code, including height, size and location.

The Zoning Board of Appeals, having reviewed this matter, recommended approval of a variation from the Village Code of Ordinances, Chapter 19, signs, Section 19-3(c)(7b)1 to allow a ground mounted sign to display 8 tenant panels rather than one tenant as permitted.

Upon roll call the following vote was recorded:

Ayes: 5 - Baumann, Cashen, Vandermeulen, Newburg, Kennedy

Nays: 0 - None

The motion carried.

Motion by Trustee Schultz second by Trustee Brown to direct staff to prepare an ordinance approving the variation subject to the sign being installed in compliance with the elevations, site plan, and landscape plan attached to the packet.

Roll call vote:

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

NAYS: 0 – None

ABSENT AND NOT VOTING: 2 – Takaoka, Byrne

Motion carried.

4. REQUEST FROM BROOKDALE SENIOR LIVING FOR APPROVAL OF FAÇADE RENOVATIONS, SITE PLAN AND LANDSCAPE REVISIONS AT 145 N MILWAUKEE AVENUE

Community Development Director Atkinson stated representatives of Brookdale Senior Living appeared before the COW on June 20, to request approval of facade renovations, site plan and landscape revisions to the building and site at 145 N. Milwaukee Avenue. The primary scope involves interior renovation to accommodate expanded memory care services that will also include an addition located at the inside corner of the assisted living wing (Building 'B' on the site plan).

The new 2-story addition (approximately 1,000 sf), will include expanded dining room space on the first floor and a screened porch on the second floor. The first floor will have direct access to a new secured memory care courtyard. This new courtyard will have an 8'-0" tall wood fence, concrete sidewalks, landscaping and outdoor furniture. The new exterior walls would include EIFS cladding designed to accentuate existing building features by use of color, pattern, and varying wall thickness. Windows and doors at the first floor dining room will be aluminum storefront to match the existing building.

During discussions, Board members raised concerns regarding the proposed exterior EIFS cladding. It was noted that a drainable system would be used to prevent water infiltration; however, the Board was still concerned about its overall appearance compared to the existing brick/stone building. The Board directed the petitioner to prepare a cost comparison of EIFS vs. brick/stone, and then come back to the Board for further review and consideration. The cost comparison has since been prepared and was attached to the packet. Also attached were color renderings showing how the addition would look with EIFS compared to brick. Overall, the cost to change the exterior facade to brick/stone would increase the project budget by \$166,186.

Given the higher cost and difficulty of matching the brick cited by Brookdale, the option of cementitious panel was discussed. Trustees approved the project with the use of cementitious panel rather than brick or EIFS.

Motion by Trustee Schultz, second by Trustee Brown, to direct staff to prepare an Ordinance approving façade renovation using cementitious panel, site, and landscape revisions subject to the following:

1. Compliance with the color renderings and elevation drawings prepared by ESA Architecture, dated June 10, 2019 showing EIFS cladding [or in compliance with the color renderings and elevation drawings prepared by ESA Architecture, dated July 5, 2019 showing brick/stone cladding]
2. Compliance with the site plan prepared by Ingram Civil Engineering Group, dated May 9, 2019, subject to review and approval by the Village Engineering Technician.
3. Compliance with the landscape plan prepared by Grunk Engineering, dated May 9, 2019, subject to review and approval by the Village Landscape Technician.
4. Existing landscaping shall be restored and/or upgraded in compliance with Village requirements, subject to inspection by the Village Landscape Technician.
5. Sidewalks, curbs, pavement and striping shall be repaired in accordance with Village requirements, subject inspection by the Village Engineering Technician.
6. The fence material is subject to review and approval by the Director of Community Development prior to installation.

Community Development Director Atkinson requested the Board's direction regarding variation requests for use of EIFS. The Board directed no use for residential and small percentage use for commercial. Attorney Ferolo suggested putting the percentage of use permitted into the Village Code.

Roll call vote:

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

NAYS: 0 – None

ABSENT AND NOT VOTING: 2 – Takaoka, Byrne

Motion carried.

5. SENIOR BUS DISCUSSION

Public Works Director Brown alerted the COW that one of the two Village Senior Bus drivers was resigning in mid-August. He stated the Senior Bus Program is currently over capacity. Public Works Director Brown and Village Manager Fleischhauer stated, despite several agencies offering senior bus transportation, the needs of the seniors were not currently being met. They discussed several options, such as cost sharing with Vernon and Libertyville townships, PACE Dial A Ride, or a voucher program. Staff will research the various options and return to the Board with recommendations. Starting immediately, the senior bus service schedule will be Monday/Wednesday/Friday for medical appointments and the age requirement will return to 65.

6. ADJOURNMENT

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

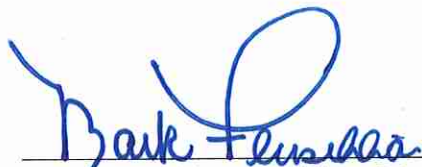
Voice vote:

All in favor.

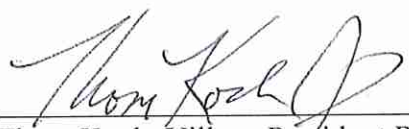
Motion carried.

Meeting adjourned 8:16 p.m.

Approved this 13th day of July 2019.



Mark Fleischhauer, Village Manager



Thom Koch, Village President Pro Tem