

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

Village Manager Timony called the meeting to order at 8:28PM

IN ATTENDANCE: Trustees Forster, Marquardt, Oppenheim, Schenk and Koch. Trustee Takaoka was not in attendance. President Byrne 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, Director of Community Development Atkinson, PW Director Brown, Chief Kreis, Finance Director Flori, Village Attorney Ferolo, Village Attorney Forte, Recording Secretaries Koehl and Heavrin.

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 Schenk, to appoint Trustee Koch as Chairman Pro Tem for the duration of the meeting.

Roll call vote:

AYES: 5 – Schenk, Forster, Marquardt, Oppenheim, Koch

NAYS: 0 – None

ABSENT AND NOT VOTING: 2 – Takaoka, Byrne

Motion carried.

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

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

Roll call vote:

AYES: 4 – Forster, Schenk, Oppenheim, Koch

ABSTAIN: 1 - Marquardt

NAYS: 0 – None

ABSENT AND NOT VOTING: 2 – Takaoka, Byrne

Motion carried.

2. SECOND CONSIDERATION OF A REPORT AND RECOMMENDATIONS FROM THE PLANNING & ZONING COMMISSION FOR APPROVAL OF AN AMENDMENT TO A SPECIAL USE PERMIT ALLOWING A LANDSCAPE BUFFER VARIATION ALONG WITH SITE PLAN, LANDSCAPE PLAN AND ARCHITECTURAL REVISIONS ALLOWING A THIRD DRIVE-THRU LANE ON PROPERTY LOCATED AT 221 E. TOWNLINE ROAD

The Village Board originally considered this petition at its June 7, 2022 COW. As part of deliberations, Board member expressed concern regarding overall safety of employees delivering food across three drive-thru lanes. The Board also expressed concern that three lanes exiting onto the adjoining drive aisle may create negative traffic impacts. The Board voted to approve the petition subject to review and approval of traffic components by the Director of Public Works/Village Engineer.

As part of this review, Portillo's decided to scale back the scope of work to include only two full lanes. The petitioner provided additional information, including a video, demonstrating their operations and revised plans showing the vegetation as being more dense to assist with decreasing headlight brightness,

less landscaping will be removed from the original plans, and the dumpster coral enclosure moved 10 feet north. Director Brown reviewed their proposal and recommends approval of the 2-lane configuration.

Staff was directed to prepare an ordinance amending the Special Use Permit allowing a landscape buffer variation along with site plan, landscape plan and architectural revisions approving the development subject to the conditions of approval referenced herein.

A Vernon Hills resident spoke and requested a bike rack to be located at the Portillo's location. The representatives agreed and said they would provide one. The representatives of Portillo's thanked the Board for working with them and coming to a mutual plan that was agreeable to all. Plans to begin work for the 2-lanes is projected to start between April and June of 2023. Director of Community Development, Michael Atkinson, stated an ordinance would be prepared, subject to the conditions of approval referenced herein.

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

Representatives of GW Properties and Spectrum Development in cooperation with Townline Commons appeared before the COW on April 19, 2022 to for a concept presentation of their plans to update ground signage and revise existing landscaping.

This item was tabled at the April 19, 2022 meeting and a motion was called for to remove this item from the table to continue the discussion.

Motion by Trustee Oppenheim, second by Trustee Marquardt, remove this item from the table to continue the discussion.

Roll call vote:

AYES: 5 – Marquardt, Forster, Schenk, Oppenheim, Koch

NAYS: 0 – None

ABSENT AND NOT VOTING: 2 – Takaoka, Byrne

Motion carried.

The petitioner plans for Townline Commons signage and landscaping is discussed below.

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/east 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 169 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 originally included lowering the berm height at select locations. The existing trees and evergreens have become overgrown and are now obstructing the view of the property and business's from 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.

Village Board Comments:

As part of deliberations, Board members voiced a number of concerns including:

- 1. The landscape plan did not clearly show trees designated for removal and trees to remain.*
- 2. The condition of trees designated for removal was not identified on the plan (i.e. Good, Fair, Poor; etc.).*
- 3. Board members did not support lowering the berm height.*
- 4. Address the landscaping around the detention pond.*
- 5. The existing parking lot and landscape islands are in poor condition and need to be repaired, upgraded or replaced as needed.*

Petitioners Response:

In response, the petitioner has updated the landscape plan to include information requested by the Board. Trees proposed for removal would only include those designated as fair or poor. The berm height will remain at its current elevation. Please note: The petitioner is working with a number of end users to occupy the former Toys-R-Us building. Staff has made the petitioner aware that façade, parking lot and landscape island updates are a condition of occupancy and are subject to review and approval by the Village Board. The petitioner agrees to appear before the Board to request approval of these updates once an end user is confirmed.

Discussion Results and Concluding:

Further discussion at this board meeting encompassed concept review details and a consensus to move forward, where all Board members concurred. The petitioner was directed to begin the technical review process and appear before the Planning and Zoning Commission for consideration of Sign Code variations and landscape revisions. The Planning and Zoning Commissions recommendation will be forwarded back to the Village Board for final review and determination.

The Board gave their consensus to move ahead to the Technical Review process.

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

4. ADJOURNMENT

Motion by Trustee Forster, second by Trustee Oppenheim, to adjourn the Committee of the Whole meeting. Immediately after the Committee of the Whole meeting, there will be an Executive Session scheduled to discuss Litigation pursuant to Section 2-c-11; and approval of minutes pursuant to Section 2-c-21 of the Open Meetings Act.

Roll call vote:

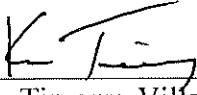
AYES: 5 – Forster, Marquardt, Schenk, Oppenheim, Koch

NAYS: 0 – None

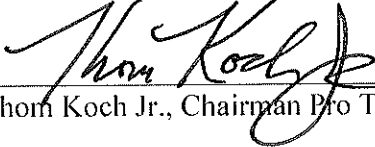
ABSENT AND NOT VOTING: 2 – Takaoka, Byrne
Motion carried

Meeting adjourned at 9:00PM.

Approved this 16th day of August, 2022



Kevin Timony, Village Clerk



Thom Koch Jr., Chairman Pro Tem