

**PLANNING AND ZONING COMMISSION  
MINUTES  
FEBRUARY 24, 2016**

**I. Call to Order and Roll Call**

The meeting was called to order at 7:34 p.m.

Attendance: Commissioners Ballowe, Cotton, Mulcrone, Gorog, Hezner and Heidner were present. Chairperson Morris was absent. A quorum was established.

Motion by Commissioner Cotton, seconded by Commissioner Gorog to appoint Jim Heidner as Chairperson Pro Tem.

Vote

Ayes: 6 – Gorog, Heidner, Hezner Ballowe, Mulcrone, Cotton

Nays: 0 - None

Absent: 1 - Morris

Also in Attendance: Joe Carey, Assistant Village Manager (AVM)

**II. Public Hearing**

1. Case #16-02 being a petition filed by Rick Swanson, SA Vernon Land Partners LLC, 1930 Amberley Court, Lake Forest, IL 60045, requesting pursuant to Appendix C of the Village of Vernon Hills Code of Ordinances, Article 10, 18, 20 and 21, Sections 21.6 and 21.7, the following:

1. Approval to amend the Lake County zoning classification from E - Estate to R-5 Single-family Residential PUD; and
2. Approval of a Special Use Permit for a Planned Unit Development to allow a single-family residential development along with certain variations, including but not limited to lot size, setbacks, and signage requirements; and
3. Preliminary and final site and landscaping plan approvals; and
4. Preliminary and final approval of the architectural elevations and signage plans; and
5. Preliminary and final approval of the Plat of Subdivision.

The proposed development consists of multiple privately owned properties, located on the south west corner of US Route 45 and Buffalo Grove Road in Vernon Hills, Illinois. The properties are currently zoned E – Estate. The Property Index Numbers for these properties are 15-09-300-013, 15-09-300-012, 15-09-300-032, 15-09-300-033, 15-16-100-003, 15-16-100-008, 15-16-100-039, 15-16-100-041, and 15-16-100-027.

ALL PERSONS PROVIDING TESTIMONY WERE SWORN IN.

Rick Swanson, President, R. M. Swanson Architects, Lake Forest, IL. Mr. Swanson provided an overview on the development and the location on the southwest corner of US Route 45 and Buffalo Grove Road. There are three key parcels involved and will need to be annexed into the Village. He indicated that IDOT controls access to Route 45 and LDOT controls Buffalo Grove

Road and both bodies are in the process of reviewing the submittals. He indicated the objective is to develop a community that embraces the aesthetic character of the Village and respects the natural woodland appeal of the site; work to assemble all adjacent available parcels to create a more congruous master plan as opposed to spot planning and individual parcels; offer a housing product that is relevant to today's consumer. We want to establish a neighborhood that residents can appreciate the preserved open space area; establish protocol to ensure the woodland areas are maintained after all homes are constructed. He indicated that the development is a total 32 acres with the south 12.8 acres is high quality wetland. There is existing driveway access on Route 45 and Buffalo Grove Road. He proposed that roadways will be to Village standards with publicly dedicated right-of-ways. He stated that full access onto Route 45 is currently under review with IDOT. They are requesting a right in-right out on Buffalo Grove Road. There is adequate sewer and water to the site. New landscape materials will be planted along Route 45 and Buffalo Grove Road to provide screening and enhance the woodland character of the site.

All lots will average 7,500 square feet and have direct view of preserved areas. They are currently proposing 51 lots on the 32 acres. The detention will hold water and be maintained by the HOA. Storm water flow is to the south. All impervious surface drainage will be into the storm drains to the detention ponds and will be filtered into Indian Creek.

All homes will be architecturally cohesive with the quality materials. Landscaping for each home will be designed to blend appropriately and consistently with the development. An oak savannah will be created as open space with native grasses. All open spaces will be managed by the HOA. The sign meets the sign code and will be landscaped.

Homes will average between 3,200 and 3,800 square feet with 2 and 3 car garages. The aesthetic character of the neighborhood would be cohesive and strictly controlled through design covenants which were prepared and provided to the Commission. Mr. Swanson discussed the design of the homes, the layout, the materials and elevations.

Commissioner Hezner asked how far in the process are they reviewing the access of Route 45 and Mr. Swanson indicated they have not received comment back from the State. AVM Carey indicated that the Village would prefer a full access but with the future reconstruction of Route 45, that may not be possible. Commissioner Heidner asked the Petitioner to go through the requested variations. Mr. Swanson discussed the rear yard setbacks and a reduction in the size of the right-of-way. There were some questions if the sign required a variance based on its location and Mr. Swanson indicated it would comply with the ordinance.

Commissioner Mulcrone asked if the development was split by the school districts and it was noted that it was. AVM Carey indicated the school district would have to request redistricting and they are not willing to do so. AVM Carey also noted that the Village is keeping the local school districts apprized of the developments and is listening to their concerns.

Commissioner Hezner asked if the Engineer could address the storm water flow and any issues that will need to be addressed. Angelo Zografos, Pearson Associates, discussed the stormwater issues with the parcel. He noted that everything basically drains down to Indian Creek. Commissioner Hezner asked how they were handling the property line to the south. Angelo Zografos indicated everything would be draining to the detention center and be released into Indian Creek. All storm water would be collected in either storm sewer or sheet flows directly to the detention basin and there will be run off control and be discharged from the property. The two detentions ponds will fill up and drain out into the creek. It was noted that the Army Corps of Engineers had jurisdiction over the creek. Mr. Swanson noted that they are not entering the wetlands; therefore do not have to worry about any permitting. AVM Carey indicated that he has

discussed the stormwater issue with Engineer Dave Brown and he feels there will not be any issues due to the way they have configured the development.

Chairperson Pro Tem Heidner asked if they were only proposing two different houses. Mr. Swanson noted that the two elevations may appear in the development but he will be offering others traditional styles to his customers. Commissioner Mulcrone asked if there would be a model home and Mr. Swanson noted there would be and it would probably be the sales office as well. AVM Carey noted that the design guidelines for Woodland Chase would be incorporated into the Ordinance.

Hal Morris arrived at 7:51 pm.

Commissioner Morris was concerned about the Design Guidelines wording. AVM Carey noted that intent of including it as a condition of approval was to make sure it was codified as something that would be maintained. Commissioner Morris asked if having sidewalks on only one side of the street would need a variance. AVM Carey noted that it did. Commissioner Morris asked about the road intersection in the northeast corner and what the topography was and if there would be a headlight sweep on the nearby homes. Mr. Swanson noted there would be a berm in that area with plantings on top. Commissioner Morris asked about the right-in right-out access onto Route 45 and if it would be problematic. Mr. Swanson noted that the traffic consultant recommends full access, but what the State will do is another story. Mr. Swanson noted that they have copies of the Route 45 expansion plans and everything they are doing is in anticipation of the expansion of Route 45.

Commissioner Hezner had a couple questions on FARs. He was concerned that about 77% of the properties will not comply with the ordinance. Mr. Swanson indicated that he would very much want to have a variation to allow for the large homes. The Commission discussed the lot sizes and sizes of the homes on the lots. Commissioner Mulcrone suggested some sort of architectural review prior to the Building Commissioner. The architectural plans were discussed and it was determined that the Commission could not vote on the architectural plans. The motion was pulled and the Commission would not vote on it. AVM Carey discussed the preliminary approvals of the plat of subdivision.

AVM Carey indicated that notices were sent out to the surrounding property owners and no comments were received. The Petitioner did submit the 18.3 Standards.

#### THE MEETING WAS OPENED FOR PUBLIC COMMENT

Andrew Brinkerhoff, 23880 North Buffalo Grove Road. Mr. Brinkerhoff indicated that he has been working with Allen Kracower and Associates regarding the development and the effects it will have on his property. Mr. Brinkerhoff indicated that he submitted a letter to Staff with their concerns. The property has been in the family for 48 years. He expressed concerns regarding the water and drainage. A drainage line was installed and collects the water directly in front of his home. He noted that he now has water in his yard on a regular basis. He expressed concern about the drainage being generated from the development. He requested a berm on the north property line and on the Buffalo Grove Road side for protection. He asked for the potential of a planted berm with pine trees. He noted that there is very little back yard space with the proposed homes and they are concerned about privacy. He also noted that at the time of the road widening, they had proposed to have city water and sewer. They were able to get the city water but the expense of bringing the sewer under Buffalo Grove Road was too great. With this new subdivision they would like to tap into it, if it was available to them. They are concerned about

the land being used as open space. They requested that the Village Engineer do a review of the outfall from the two ponds. The outfall is directed to the property and if it could be directed to the other direction.

#### THE PUBLIC HEARING PORTION WAS CLOSED

Mr. Swanson commented that they will be respectful with the Brinkerhoff's. He noted that there would be no issue with extending the berm to the south. He expressed concern that he would rather plant there and not do a berm because it could be counterproductive. He indicated they will be flexible and work with the Brinkerhoff's. He added that they have no problem with them connecting with the water and sewer. Mr. Brinkerhoff did indicate they would like some sort of screening, like a fence on the back corner of the property to prevent people from wandering onto the property. Chairperson Pro Tem Heidner asked about the green space in the center and Mr. Swanson said that it was their intention to create an oak savannah with natural planting and flowers. Chairperson Pro Tem Heidner asked where the children play in the neighborhood. Mr. Swanson indicated that there are no parks in the subdivision. Mr. Swanson stated that they will preserve as many trees as possible, but they will be clearing out the invasive species. He noted that they will not be clear cutting the site and if they can save any trees they will

- a) Chairperson Pro Tem Heidner made a motion to recommend approval to amend the zoning classification from Lake County E - Estate to R-5 Single-family Residential PUD subject to the conditions noted below:

Seconded by Commissioner Hezner

Vote

Ayes: 7 - Cotton, Hezner, Heidner, Mulcrone, Gorog, Morris, Ballowe

Nays: 0 - None

Absent: 0 - None

The Commission voted 7-0 to recommend approval to amend the zoning classification from Lake County E - Estate to R-5 Single-family Residential PUD subject to the conditions noted below.

#### ***Conditions of Approval***

General Compliance with the following plans:

- Proposed Site Landscaping Plans prepared by McCallum Associates with a received date of February 5, 2016 and consisting of 1 page.
- Proposed Engineering Plans prepared by Pearson, Brown & Associates, Inc. with a received date of February 5, 2016 and consisting of 6 pages.
- Architectural Elevations prepared RM Swanson Architects with a received date of February 5, 2016 and consisting of 10 pages.
- Signage plan prepared by RM Swanson Architects with a date of February 8, 2016 and consisting of 1 page.
- Preliminary Plan prepared by R.E. Allen and Associates, Ltd with a date of August 23, 2015 and consisting of 3 pages.
- Woodland Chase Subdivision Design Guidelines prepared by RM Swanson Architects with a date of February 19, 2016 and consisting of 7 pages.

- Proposed Site Plan prepared by Williams Architects with a received date of February 10, 2016 and consisting of 2 pages.

The petitioner is requesting the following variations:

- Rear Yard Setback: Allow a 20' rear yard setback instead of the required 30'
- Right of Way Dedication: Allow 60 feet ROW dedication en lieu of the required 66 feet ROW dedication.

**Staff is supportive of these variations.** Only preliminary approval of the plat of subdivision is recommended at this time. Additional variations may be required upon final approval of the plat of subdivision which will be subject to additional review and approval by the Planning & Zoning Commission.

Conditions of Approval for the entire Site:

1. The Woodland Chase Subdivision Guidelines will be incorporated in approving the Special Use and houses will follow the architectural vernaculars of Shingle, Craftsman, European Country, American Colonial, and English Tudor.
2. Additional landscaped screening shall be added to the side and rear yard elevations on Lot 32 and the rear lot of Lot 31.
3. An exhibit locating the sales trailer and related parking lot shall be included on a separate exhibit along with the location of the model homes.
4. Development identification signage shall be identified on the approved plans and comply with the Village's sign regulations.
5. Front, side, and rear building elevations will be required to have design features of architectural significance that includes high quality exterior finished materials such as stone, brick, or masonry veneers. This would also include ornamental features such as bay and box bay windows, dormers, covered porches and architectural trims.
6. Design elements shown on the front elevation shall be incorporated into the side and rear elevations.
7. Final approval of plans by the Village Engineer and Landscape Technician prior to issuance of a building permit.
8. Compliance with the Village's Street Lighting Poles standards as set forth in the Development Ordinance.
9. Developer contributions shall be made to School Districts 73, 128, 125, 103, and Vernon Hills Park District pursuant to Development Fee. Fee's will be collected prior to issuance of individual building permits.
10. Compliance with all ordinance and standards of the Village except as otherwise noted.
11. Final Plat of subdivision shall be modified reviewed and approved subject to Village Attorney and Village Engineer approval.
12. Stormwater outflow from the detention pond issues are subject to the Village Engineer's approval
13. Subject to landscaping review of Lots 19-22 to explore the possibilities of establishing berm or additional screening between the proposed development and the adjacent property owners and for additional screening along the intersection along Route 45 and Buffalo Grove Road

- b) Chairperson Pro Tem Heidner made a motion to recommend approval of a Special Use Permit for a Planned Unit Development to allow for the development of a single-family residential development subject to Planning and Zoning approval of a lot by lot basis of the allowable building area and FAR subject to the conditions noted above:

Seconded by Commissioner Gorog

Vote

Ayes: 7 - Cotton, Hezner, Heidner, Mulcrone, Gorog, Morris, Ballowe

Nays: 0 - None

Absent: 0 - None

The Commission voted 7-0 to recommend approval of a Special Use Permit for a Planned Unit Development to allow for the development of a single-family residential development subject to Planning and Zoning approval of a lot by lot basis of the allowable building area and FAR subject to the conditions noted above

- c) Chairperson Pro Tem Heidner made a motion to recommend approval of the Preliminary site and landscaping plan subject to the conditions noted above:

Seconded by Commissioner Hezner

Vote

Ayes: 7 - Cotton, Hezner, Heidner, Mulcrone, Gorog, Morris, Ballowe

Nays: 0 - None

Absent: 0 - None

The Commission voted 7-0 to recommend approval of the Preliminary site and landscaping plan subject to the conditions noted above.

- d) Chairperson Pro Tem Heidner made a motion to recommend preliminary approval of the plat of subdivision, subject to the conditions noted above:

Seconded by Commissioner Mulcrone

Vote

Ayes: 7 - Cotton, Hezner, Heidner, Mulcrone, Gorog, Morris, Ballowe

Nays: 0 - None

Absent: 0 - None

The Commission voted 7-0 to recommend preliminary approval of plat of subdivision, subject to the conditions noted above.

- e) Chairperson Pro Tem Heidner made a motion to recommend preliminary approval of the signage plans, subject to the conditions noted above:

Seconded by Commissioner Cotton

Vote

Ayes: 7 - Cotton, Hezner, Heidner, Mulcrone, Gorog, Morris, Ballowe

The Commission voted 7-0 to recommend preliminary approval of signage plans, subject to the conditions noted above.

The Commission was polled 4-3 to allow sidewalk on just one side of the road.

**III. Development Review**

**IV. Discussion**

**V. Approval of Minutes**

**VI. Adjournment**

With no further items on the agenda, Chairperson Pro Tem Heidner made a motion to adjourn the meeting. Commissioner Cotton seconded and on a voice vote, the motion was approved unanimously.

Meeting adjourned 10:30 pm.

Respectfully submitted,

Joseph T. Carey  
Assistant Village Manager

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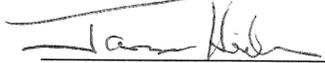
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Approval Date



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Chairperson



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Secretary

Videotape of the meeting retained on file pursuant to Village policy