

**PLANNING AND ZONING COMMISSION  
MINUTES  
August 10, 2016**

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

The meeting was called to order at 7:30 p.m.

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

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

**II. Public Hearing**

**III. Development Review - Architectural Review of the Woodland Chase Subdivision**

Rick Swanson, President, RM Swanson Architects. Mr. Swanson indicated that Pulte was selected as the builder for the project. He had a PowerPoint presentation that he went over. He indicated that homes would average between 3,200 and 3,800 square feet. They will have 2 or 3 car garages. The homes will be designed in a traditional style embracing historically correct vernaculars, Craftsman style, Shingle style and New England farm house. The homes would be strictly controlled through design covenants. They would restrict the repeating of homes to prevent monotony. He indicated the four elevations of the Bridgeview were consistent in terms of mass, scale and balance. He discussed the farm house design and the Craftsman style. Some of the lots will have an English basement design. The footprints of the homes are similar in design. As they develop the property they will have parkway trees plant in the front and in the back of each home.

Commissioner Mulcrone asked if there were more plans. Mr. Swanson indicated the architectural styles would be the same but the floor plans would change. He wanted to know if the Commission thought they are going in the right direction. He indicated they were working on a ranch style now. They were continuing to develop the designs. Commissioner Mulcrone asked about the stone and masonry. Mr. Swanson discussed the chimney options and direct venting. Commissioner Hezner complimented the elevations and color options. He asked about the depth of the front porches and it was noted that they were 5 to 7 feet. Commissioner Hezner asked if they could be 8 to 9 feet to accommodate furniture. Mr. Swanson said he would look into it. Commissioner Hezner asked how closely the builder will stay with the designs and it was noted that these plans were Pulte's to begin with. Commissioner Mulcrone also complimented the elevations and asked about the execution of all the details. He also asked if they were going to offer options, like decks, screened rooms, upper floor configurations, tandem garages and additional rooms and the answer was yes.

AVM Carey noted that if the Commission was in agreement with the elevations there should be a motion to add these plans as an exhibit to the plans that will be presented to the Committee of the Whole. The plans were dated July 21, 2016. He asked the Commission if they wanted to see additional elevations or leave it up to Staff. Commissioner Hezner indicated the quality and consistency was there and there was no reason to see additional plans.

Chairperson Morris made a motion to recommend approval of the preliminary and final architectural elevations presented and dated 7/21/2016, to be added as an exhibit to the PUD previously submitted, subject to the following conditions

- Additional plans would be submitted to Staff and would not come back to the Commission unless Staff made that determination.
- An effort is made to provide an optio for 8 to 10 foot front porches

Seconded by Commissioner Gorog

The Commission voted 6-0 to recommend approval of the preliminary and final architectural elevations presented and dated 7/21/2016 to be added as an exhibit to the PUD previously submitted, subject to the above conditions.

Vote:

Ayes: 6 - Mulcrone, Morris, Heidner, Cotton, Gorog, Hezner

Nays: 0 - None

Absent: 1 - Ballowe

Commissioner Heidner asked about the school district issues that were raised by Trustee Koch at the COW Meeting. AVM Carey indicated that the school districts are very willing to work with the Village and the developer on the issue.

#### IV. Discussion

AVM Carey updated the Commission about the Cuneo Pulte project. Commissioner Mulcrone asked about the masonry ordinance and AVM Carey noted that it applies to new construction. The Forge Club town home project was addressed. It is currently in Technical Review and will require rezoning, variations as to density and setbacks and parking variations. He noted the HH Greggs is closing and will become Bob's Discount Furniture. The Commons Phase II, the third multi story building be construction in the Town Center TIF area. River's Edge condominiums will have a concept presentation at the Sept 6<sup>th</sup> meeting. They are looking at increasing the density form 40 to 60 units and will require parking variations. AVM Carey noted that Menards is still in litigation and Chase Bank is going to a concept presentation and they will submit for Technical Review in the near future.

AVM Carey noted that because of the scope of the Mellody Farm development he has scheduled a concept meeting for the project. There is a public hearing scheduled on August 24<sup>th</sup>. Variations that will be considered will be parking, setbacks, building heights and building separation. Chairperson Morris asked what the objective of the development was and AVM Carey noted that they wanted to provide an upper level shopping experience, something that we currently do not have. The tenants that they are looking to attract are ones that are not in the Vernon Hills market and thus making it a destination shopping center.

#### V. Adjournment

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

Meeting adjourned 8:29 pm.

Respectfully submitted,

Joseph T. Carey  
Assistant Village Manager

Distribution:

Village President and Trustees  
Village Clerk  
Village Manager  
Commission Members

8/24/16

Approval Date

Chairperson

Secretary

File

Videotape of the meeting retained on file pursuant to Village policy