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Resolution 95-07

**RESOLUTION APPROVING PRELIMINARY PLAN OF  
DEVELOPMENT FOR THE GREGG'S LANDING  
REGIONAL PLANNED UNIT DEVELOPMENT  
ON THE CUNEO ESTATE PROPERTY**

WHEREAS, the Village of Vernon Hills has the right pursuant to its ordinances and State Statutes to regulate land uses in the Village of Vernon Hills;

WHEREAS, the Zale Companies, Inc. ("Zale") have applied for amendments to the Regional Planned Unit Development to allow for the development of portions of the Cuneo Estate Property (as legally set forth on Exhibit A, only Zale Land) as set forth on said application and accompanying plans, as set forth below;

WHEREAS, the Village of Vernon Hills has held public hearings before the Planning and Zoning Commission on September 10, 1994, September 17, 1994, September 28, 1994 and October 24, 1994, pursuant to the ordinances of the Village of Vernon Hills; and

WHEREAS, the Board of Trustees of the Village of Vernon Hills has reviewed the plans, reports, and testimony as given before the Planning and Zoning Commission and the Village Board itself;

NOW THEREFORE BE IT RESOLVED by the President and the Board of Trustees of the Village of Vernon Hills, that preliminary Regional Planned Unit Development ("RPUD") plan approval is hereby given to the plan as proposed by Zale as set forth on the following exhibits:

1. Site Plan dated December 20, 1994, as prepared by Allen Krackower and Associates; (Exhibit B)

March 1, 1995

2. Engineering Plans, sheets numbered 1 through 35, as prepared by Christopher B. Burke Engineering, Ltd. dated September 9, 1994. (Exhibit C)

Approval of the Preliminary Plan of RPUD is subject to the following conditions:

1. Approval of the development pods (which are the areas so designated for specific types of development as set forth on the Plan, and will hereinafter be known as "pods") designated for multi-family, townhome and patio homes, Pods A, B, C, D, E, F, G and H, shall be limited to the number of units to be located within those pods (as set forth on the site plan), and the proposed use. Final RPUD approval shall include review of architectural plans, including architectural renderings, floor plans, elevations, building materials, site plans and will include review and approval of site coverage, building setbacks, landscaping within the pods, parking ratios and final engineering.
2. A. All streets located within the development whether to be owned by the Village or owned in private, shall be constructed to Village Ordinance public street standards as to design and construction standards, type and right-of-way widths. Multi-family pods shall be allowed to be platted with a 46 foot minimum right-of-way, subject to ability to locate utilities, will maintain a 15.5 foot front yard building setback and will require a 6 ft. wide carriage walk.  
B. No intersections shall be closer than 150 feet center line to center line. Curve radii which are less than required by the Development Regulations may be allowed subject to approval of the Village Engineer.

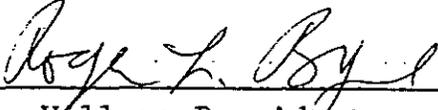
16. Architectural plans will be required to be supplied for single family building types for each area so designated (except for pods 10, 11 and 18 unless sold as to one single developer), prior to a development permit is issued for any pod. For single family pods being sold on an individual lot basis, an Architectural Review Committee will be formed by the developer to approve individual home designs. The process for the Architectural Review Committee shall be submitted and approved at the time of final approval. In addition, final approval shall require submission and approval of entryway and island landscape treatments.
17. Final approval of the RPUD is subject to adequate water and sewer service being provided.
18. Prior to construction of any units along the north property line of the subject property, a covenant will be recorded which shall preclude removal of any trees within a 10 foot strip along the north property line during construction. No underground private or public utility lines will be permitted within this area.
19. This approval is subject to provisions for sufficient right-of-way, clear zones and required setbacks meeting AASHTO standards so as to allow for a bike path along Butterfield Road. If not provided on Butterfield Road, the Developer will participate with the Village in providing for an alternate route.
20. This approval is subject to a public hearing and approval of an amendment to the annexation agreement dated November 15, 1988, said amendment to be consistent with the requirements of this plan of development, and the conditions contained herein.

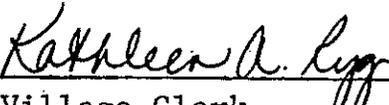
21. Final approval and construction on the project is subject to execution of a development agreement, which contains the terms contained within Exhibit D.
22. A maximum of 750 residential units shall be permitted on the portions of the property south of the E, J & E Railroad, regardless of the configuration of the property ultimately approved at the time of final approval.
23. The three single-family lots currently shown fronting on the Lakeview Parkway extension shall be eliminated prior to any final approvals. No driveways shall be permitted on any collector street.
24. The Building Quality Standards set forth in Section 14 of the Annexation Agreement are incorporated herein.
25. Landscaped entry treatments to both the entire Development and to individual pods (as presented in concept to the Village) shall be required and approved as part of final approvals.

AYES: 6 - Cashman, Hebda, Heier, Henley, Koch, Byrne  
NAYS: 0 - None  
ABSENT: 1 - Hook

PAHOMEBICVERNONRESOLUT

Passed: 2/28/95  
Approved: 2/28/95

  
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Village President

  
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Village Clerk