

**MINUTES  
COMMITTEE OF THE WHOLE MEETING  
VILLAGE OF VERNON HILLS  
FEBRUARY 2, 2016**

President Byrne called the meeting to order at 7:18pm.

IN ATTENDANCE: President Byrne and Trustees Grieb, Hebda, Koch, Marquardt, and Schultz. Trustee Williams was absent. A quorum was established.

Also present were: Village Manager Kalmar, Assistant Village Manager Carey, Chief Fleischhauer, Finance Director Larson, Public Works Director Brown, Village Attorney Kenny, and Recording Secretary DeAnda

**1. APPROVAL OF COMMITTEE OF THE WHOLE MEETING MINUTES OF JANUARY 19, 2016**

Motion by Trustee Schultz, second by Trustee Koch, to approve the January 19, 2016 Committee of the Whole meeting minutes.

Roll call vote:

AYES: 5 – Koch, Marquardt, Grieb, Hebda, Schultz

NAYS: 0 – None

ABSENT AND NOT VOTING: 1 - Williams

Motion carried.

**2. LOYOLA/CUNEO MANSION PROPERTY (AVM Carey)**

**A. PULTE HOMES - PRESENTATION OF REVISED ARCHITECTURAL PLANS FOR THE PROPOSED 128 UNIT SINGLE FAMILY RESIDENTIAL SUBDIVISION**

Assistant Village Manager Carey stated on November 3, 2015, representatives from Pulte Homes appeared before the COW to present a proposal to construct 128 single family homes adjacent to the Cuneo Mansion. During the meeting, the Committee expressed concern over the architectural features of the homes and the site plan which depicted 22 homes directly east of the mansion along Milwaukee Avenue. The Committee requested that Pulte reappear for further consideration of the proposed architecture and site plan prior to being directed to technical review.

Staff subsequently met with Pulte to discuss the revised architectural design for the homes and to emphasize compliance with the recently approved Masonry Ordinance which requires all brick, stone or masonry on new construction. Pulte was advised to create design guidelines depicting the percentage of these masonry materials on a per elevation basis and to provide material sample boards for the proposed masonry materials.

Tim McGuriman, Loyola, addressed Trustee Hebda's concerns about restoration and return of the mansion's artwork.

Mark Mastrorocco, Director of Land Acquisition, and representatives from Pulte appeared before the COW to make a presentation and answer questions. During the presentation, the COW expressed concerns that included:

Repetition of architecture

Traffic flow, need for directional signage, upgrade of intersection

Notification to Gregg's Landing HOAs, Amli, and Hawthorn Mall

Lack of sidewalks

Lack of sliders on back elevations

Lack of streetlights

Noise mitigation for houses backing to railroad

Need for disclosure agreements

Prefer 35' front setbacks  
Streets built to Village standards (affirmative agreement by Pulte representative)  
Pedestrian path along west side of Milwaukee Avenue

A voice poll of the COW directed Pulte Homes to go to technical review and then before the Planning & Zoning Commission at a date to be determined.

**B. UPDATE ON LAKE COUNTY REVIEW PROCESS**

Village Attorney Kenny stated, as the COW was aware, the property was the subject of a restrictive covenant prohibiting residential uses on the ten acre parcel known as the Cuneo Commercial South property. The Village has reached consensus with Loyola as to the language for the revised covenant that will allow residential uses on that property. That language was forwarded to Lake County on Thursday, January 28, 2016. He expects the County to vote on the language sometime in April.

**3. ADJOURNMENT**

Motion by Trustee Schultz, second by Trustee Koch, to adjourn the Committee of the Whole meeting.

Roll call vote:

AYES: 5 – Grieb, Koch, Marquardt, Schultz, Hebda

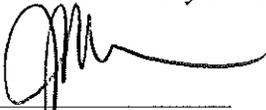
NAYS: 0 - None

ABSENT AND NOT VOTING: 1 - Williams

Motion carried.

Meeting adjourned at 9:24pm.

Approved this 16th day of February 2016



John Kalmar, Village Clerk



Roger L. Byrne, President