

**PLANNING AND ZONING COMMISSION  
MINUTES  
APRIL 6, 2016**

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

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

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

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. To approve, as part of the Special Use Permit for a Planned Unit Development, variations pertaining to FAR on a lot by lot basis;
2. Final site and landscaping plan approvals;
3. Final approval of the architectural elevations and signage plans.

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.

Mr. Rick Swanson provided an overview of the project. The Petitioner appeared before the Planning and Zoning Commission on February 24, 2016 where several issues were raised. The first was headlights sweeping the houses from the intersection of Buffalo Grove Road and Route 45. The proposed solution is to enhance the berm with thick growing evergreens and complimentary plant materials. In addition, a six foot fence on the center of the berm will be installed. The Petitioner will install a trail around the pond and establish an easement that will allow the trail to meet up with the Township trail. Another issue that was raised was exposure of future homes to the south property; the Brinkerhoff's. The solution is to install a berm and trees along the south property line. They are working with their consultants to design the berm so that it will provide adequate screening.

Mr. Swanson indicated that they did a matrix for all the properties and designed them so that none of the homes exceed a 47% FAR. One of the issues was how to protect trees and save the natural character of the property. A tree disturbance plan was created to identify the location and quality of trees that will either be removed or protected by open space. The area to the south which is the high quality wetlands will be protected and cleaned up. The site development plan will show the location of the homes, indicate where the trees are, and proposed grades. Mr. Swanson stated that they may not be able to preserve all the trees. There will be one new tree planted in the front yard

of every home. Over time the site will reclaim itself. The homes will average between 3,200 and 3,800 square feet with 2 and 3 car garages. The homes were designed in a traditional style to embrace historically correct vernaculars including Craftsman, Shingle, New England and European County. The aesthetic character of the neighborhood will be cohesive and strictly controlled by design covenants. The covenants will cover careful assemblage of building mass to provide a coherent balance of the façade in each of the elevations of any given home. Mr. Swanson provided elevations of the homes and a site plan.

The center area is going to be re-forested to create an oak savannah. AVM Carey noted that the oak savannah would have a split rail fence around it. Residents not living near the savannah will have access to the oak savannah through a maintenance entrance. AVM Carey noted the Village Tree Preservation plan requires that trees be replaced on a 3 to 1 ratio on the property but does not address the ability to plant the trees if space is not available

Chairperson Morris asked if the berm is to be installed at the center point of the property line of Lots 22 to 32. AVM Carey noted the concern was that if Route 45 is widened the berm is preserved and maintained. Chairperson Morris was concerned about the berm on Lots 22-32 encroaching the rear yard. Commissioner Hezner asked about the fence that would be on the berm. AVM Carey noted that it helps with the headlight sweep on Route 45 and will be six feet in height. Chairperson Morris noted that Condition 1 indicated that fences along the side and rear property lines are a maximum of 36 inches high. It was noted that a six foot fence would detract from the aesthetics of the forested areas.

Chairperson Morris asked what school districts the development was in and it was noted the Vernon Hills High School, Stevenson High School and Lincolnshire Prairieview and Hawthorn District 73.

Chairperson Morris asked how parkway trees would be handled. Mr. Swanson indicated that the required trees will be planted every 40 feet. Staff was okay with leaving Condition 10 in place requiring an oak, maple or walnut in the front yard but allowing a diverse tree species for parkway trees.

Commissioner Mulcrone indicated he liked the architecture but asked if the elevations were a concept. Mr. Swanson indicated they are in the process of determining who the builder would be and they will work with the Village on all elevations. AVM Carey noted that since an HOA has not been established the design guidelines that have been proposed, as well as the masonry ordinance passed by the Village Board will dictate architecture. The Building Commissioner will review the plans ensuring it is consistent of proportionate masonry and stone materials on all four sides. Mr. Swanson noted that they would not be selling off the lots individually. This will be a builder, and they will design the homes and they won't repeat the same house. Commissioner Ballowe asked where the 47% FAR factor came in on the FAR matrix. AVM Carey noted it was the highest ratio being proposed. The average home will be 3,200-3,800 square feet. Commissioner Hezner asked if a finished basement figures into the FAR and AVM Carey noted that it does not. Commissioner Hezner stated that the homes will be taller than most and are going to be seen as closer to the existing home. The berm will be planted to mitigate that perception.

#### THE MEETING WAS OPENED FOR PUBLIC COMMENT

Andy Brinkerhoff, adjacent property owner, indicated that they have had some good meetings with Staff. He noted the Commission touched on one of their main concerns which is the height of the buildings in proximity to his home. In terms of the proposed berm and landscape treatment

he thinks that will give them the screening they are looking for. He felt that the homes with the walk outs would be close to 4 stories tall. He asked if consideration could be given for the area near Lots 18 and 19 with a buffer, split rail fence or something so kids are not running into his yard. One other concern is the detention pond and flow of the water. He suggested a rain garden so it would slow down the water and migrate east on the property. He wanted to know if the installation of sidewalks around the detention pond would have any effect on the water flow on the eastern side of the property. He stated that when IDOT redid the bridge the flow of water to the creek stopped and now it pools in his yard. Mr. Swanson indicated he would be more than happy to provide a split rail fence between the properties. He stated that he will work with Staff to ensure the best results. The intent is not to increase the amount of water flow onto the Brinkerhoff's property. Swanson indicated that he would agree to prohibit walkout conditions on lots immediately north of their property.

#### THE PUBLIC HEARING PORTION WAS CLOSED

Chairperson Morris asked the Commission if they wanted to see the building elevations prior to ordinance adoption. Commissioners Mulcrone and Hezner felt the finished plans should be brought back to the Commission. Chairperson Morris was in favor of a tree preservation plan.

- a) Chairperson Morris made a motion to recommend approval of certain variations pertaining to FAR on a Lot by Lot basis as described in the FAR Matrix for Woodland Chase Subdivision dated March 31, 2016, subject to the revised and addition conditions noted below:

Commissioner Heidner indicated that he thought the FAR for this subdivision was excessive.

Seconded by Commissioner Mulcrone

Vote

Ayes: 4 - Hezner, Mulcrone, Morris, Ballowe

Nays: 1 - Heidner

Absent: 2 - Gorog, Cotton

The Commission voted 5-1 to recommend approval of certain variations pertaining to FAR requirements subject to the conditions noted above.

#### *Conditions of Approval*

General Compliance with the following plans:

- Proposed Tree Disturbance Plan prepared by RM Swanson Architects with a date of March 30, 2016 and consisting of 1 page.
- Proposed Site Landscaping Plans prepared by McCallum Associates with a received date of March 31, 2016 and consisting of 6 pages.
- Existing Conditions and Geometric Plans prepared by Pearson, Brown & Associates, Inc. with a date of March 29, 2016 and consisting of 2 pages.
- FAR Matric for Woodland Chase Subdivision prepared by RM Swanson Architects with a date of March 31, 2016 and consisting of 2 pages.

The petitioner is requesting the following variations:

- a. Variations pertaining to the FAR of Lots 1-51 as described in the attached FAR Matrix for Woodland Chase Subdivision dated March 31, 2016

Conditions of Approval for the entire Site:

1. Fencing shall be permitted provided that they are wood cedar picket, split rail or decorative aluminum with a maximum height of 36 inches along the side and rear property lines subject to all state and local ordinances
2. Split rail fencing shall be installed along all lots with side or rear yards adjacent to open space other than Lots 19-32.
3. The landscaped berm along Route 45 shall be installed in a location not impacted by future road improvements.
4. A 6 foot double sided cedar panel fencing shall be installed on the top of the berm along the rear yards of Buffalo Grove Road, and Route 45 and shall be maintained by the HOA.
5. Trees desired to be saved will be noted on the preliminary and final subdivision improvement plans.
6. A site grading and tree preservation protection plan, on a lot by lot basis, shall be provided and approved by the Village's Landscape Technician prior to building permit issuance. Building placement and driveway shall be designed in such a way as to avoid unnecessary removal of trees deemed to be in good health by a certified arborist.
7. Parkway tree plantings will be consistent with Village Ordinance and on the non-sidewalk side it will be equivalent right of way area.
8. During construction, all reasonable steps necessary to prevent damage of trees designated to be preserved shall be taken, but trees designated to be preserved will be replaced on a 1:1 ratio.
9. Appropriate protective fencing shall be temporarily installed for protection of trees and tree drip lines designated to be preserved. No fencing may be moved, altered, change or removed until completion of work without prior written permission from the Village's Landscape Technician or designee. Fencing shall comply with section 2.07 of the Village's Development Regulations.
10. Per the Woodland Chase Subdivision Design Guidelines, a minimum of one oak, maple, or walnut shall be planted in the front yard, but if an existing high quality tree exists, the new tree shall be planted in the rear yard or other location within the development at the discretion of the Village's Landscape Technician.
11. Invasive species shall be removed in coordination with the Village's Landscape Technician in the proposed detention basins, lots, and internal common area open space. Long term maintenance shall be the responsibility of the HOA.
12. A letter will be required to be signed by property owners at the time of closing acknowledging receipt of an exhibit indicating the high school and elementary school district boundary lines in the Woodland Chase development.
13. A letter will be required to be signed at the time of closing for owners of Lots 23-32 acknowledging understanding of IDOT's intent to conduct certain roadway improvements up to and including widening Route 45.
14. The Petitioner agrees to install split rail fence between Lots 18 and 19.

15. Petitioner will work with the Village engineer and adjacent property owner to the extent possible so there is a level of engineering comfort that the overland water flow on the adjacent property is not increased.
16. The petitioner agrees to prohibit walkout condition on Lots 19-22. Lookouts are permitted.
17. A tree preservation plan will be established on a lot by lot basis.

- b) Chairperson Morris made a motion to recommend approval of the Final site and landscaping plan subject to the conditions noted above:

Seconded by Commissioner Hezner

Vote

Ayes: 5 -, Hezner, Heidner, Mulcrone, Morris, Ballowe

Nays: 0 - None

Absent: 2 – Gorog, Cotton

The Commission voted 5-0 to recommend approval of the final site and landscaping plan subject to the conditions noted above.

- c) Chairperson Morris made a motion to recommend preliminary and final approval of the architectural conceptual elevations and final signage plans, subject to architectural review after the builder is selected and the product is brought forward and subject to the conditions noted above.

Seconded by Commissioner Mulcrone

Vote

Ayes: 5 - Hezner, Heidner, Mulcrone, Morris, Ballowe

Nays: 0 - None

Absent: 2 – Gorog, Cotton

The Commission voted 5-0 to recommend preliminary and final approval of the architectural conceptual elevations and final signage plans, subject to architectural review after the builder is selected and the product is brought forward and subject to the conditions noted above:

### III. Development Review

### IV. Discussion

AVM Carey noted the P&Z on April 27<sup>th</sup> and the discussion of the Sam's Club Fuel Station as well as the McAllister's Deli. The Cuneo property with 128 single family homes is still waiting for a Technical Review submittal. Discussed at the Village Board meeting on April 5<sup>th</sup> was a children's recreation trampoline park and tactical laser tag at 730 Lakeview Parkway. The Regency Development is still under Technical Review.

### V. Approval of Minutes

On a motion by Chairperson Morris and second by Commissioner Heindner the minutes of the February 17, 2016 meeting of the Planning & Zoning Commission were approved.

Vote

Ayes: 5 - Hezner, Heidner, Mulcrone, Morris  
Nays: 0 - None  
Absent: 1 - Gorog, Cotton  
Abstain - 1 - Ballowe

On a motion by Chairperson Morris and second by Commissioner Heidner the minutes of the February 24, 2016 meeting of the Planning & Zoning Commission were approved as amended,  
Vote

Ayes: 5 - Hezner, Heidner, Mulcrone, Morris, Ballowe  
Nays: 0 - None  
Absent: 2 - Gorog, Cotton

**VI. Adjournment**

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

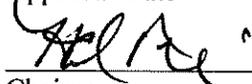
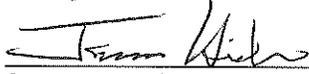
Meeting adjourned 9:40 pm.

Respectfully submitted,

Joseph T. Carey  
Assistant Village Manager

Distribution:

Village President and Trustees  
Village Clerk  
Village Manager  
Commission Members

4-27-16  
  
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Approval Date  
  
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Chairperson  
  
\_\_\_\_\_  
Secretary

File

Videotape of the meeting retained on file pursuant to Village policy