

**MINUTES
COMMITTEE OF THE WHOLE MEETING
VILLAGE OF VERNON HILLS
MAY 3, 2016**

President Byrne called the meeting to order at 7:43pm.

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

Also present were: Village Manager Kalmar, Assistant Village Manager Carey, Building Commissioner Atkinson, Finance Director Larson, Assistant Finance Director Bourdeau, Public Works Director Brown, Village Attorney Kenny, and Recording Secretary DeAnda

1. APPROVAL OF COMMITTEE OF THE WHOLE MEETING MINUTES OF APRIL 5, 2016

Motion by Trustee Schultz, second by Trustee Hebda, to approve the April 5, 2016 Committee of the Whole meeting minutes.

Roll call vote:

AYES: 6 – Hebda, Schultz, Marquardt, Koch, Grieb, Williams

NAYS: 0 – None

ABSENT AND NOT VOTING: 0 - None

Motion carried.

2. REQUEST FROM HAWTHORN MALL TO AMEND ORDINANCE 2013-014 AND ORDINANCE 2015-08, AUTHORIZING CHANGES TO THE EXISTING SHOPPING CENTER IDENTIFICATION SIGNS, 122 HAWTHORN CENTER (BC Atkinson)

Building Commissioner Atkinson introduced Representatives of Hawthorn Mall who appeared before the COW to request approval of revisions to their pylon and main entrance identifications signs. For each sign, the name “Westfield Hawthorn” would be updated to read “Hawthorn Mall.” The size and location of all signs would remain the same. The following revisions are proposed:

- Multi-Tenant Retail Pylon Signs (Shown as type “A” on attached drawings):
Update name on two signs to read “Hawthorn Mall,” including a logo above the lettering. Change white background to green.
- Multi-Tenant Dining Court Pylon Sign (Shown as type “A3” on attached drawings):
Update name on two signs to read “Hawthorn Mall,” including a logo above the lettering. Change white background to green.
- Shopping Center Monument Sign (Shown as Type “B” on attached drawings):
Update name on one sign to read “Hawthorn Mall,” including a logo above the lettering. Change white background to green.
- Main Entrance Wall Signs (Shown as ST-C 01, 02, 03 and 04 on attached drawings):
Update name on four signs to read “Hawthorn Mall,” including a logo above the lettering. The glass background would remain unchanged.

Ordinance 2013-014, as amended by Ordinance 2015-08, approved a Special Use Permit authorizing a PUD for the redevelopment of Westfield Hawthorn (now Hawthorn Mall). Several sign variations were made part of this approval, including those which allowed placement of the current identification signs referenced above. Any change to the signs requires an amendment to these Ordinances.

He stated in its deliberations, the COW needed to determine if the proposed sign revisions change the concept or intent of the PUD. If the COW felt the sign revisions were substantial and changed the concept or intent of the PUD, then the matter should be referred back to the Planning and Zoning Commission for further consideration and reopening of the public hearing to amend the PUD. If the

COW felt the changes were minor and supported the overall intent of the PUD, then it would be appropriate to recommend an amendment of the approved Ordinance.

Building Commissioner Atkinson stated, in reviewing the sign revisions, staff felt that the change does support the intent and concept of the PUD. The size and location of all signs would remain the same and are consistent with the overall plan approved in the PUD. Staff was supportive of the changes as proposed.

Copies of the site plan and elevation drawings were attached to the packet.

George Barth, Facility Manager, Hawthorn Mall, and Jackie Keel, Huie-de-sign, stated no LED was planned at this time and photos would be by sponsor and changed seasonally.

Motion by Trustee Schultz, second by Trustee Koch, to direct staff to prepare an Ordinance amending Ordinance 2013-014 and Ordinance 2015-08, approving revisions to the pylon and main entrance identification signs. Said approval is subject to the following conditions:

1. Compliance with the site plan, prepared by Huie-de-sign, dated March 28, 2016.
2. Compliance with the elevation and sign drawings, consisting of seven pages, prepared by Huie-de-sign, dated March 28, 2016.

Roll call vote:

AYES: 6 – Hebda, Schultz, Marquardt, Koch, Grieb, Williams

NAYS: 0 – None

ABSENT AND NOT VOTING: 0 - None

Motion carried.

3. RUSTOLEUM – 102 HAWTHORN PARKWAY – CONSIDERATION OF CHANGES TO THE APPROVED LANDSCAPE PLAN (AVM Carey)

Assistant Village Manager Carey introduced Representatives from Rust-Oleum and Landscape Concepts Management who appeared before the COW to request approval to amend the approved landscape plan for the property located at the 102 Hawthorn Parkway. The last landscape plan approved by the Village was in 2007 when the property was known as Portofino's Italian Bistro. Rust-Oleum currently operates a development/training center at this location and has made substantial renovations to the building.

Landscape Concepts Management is proposing to amend the approved plans to be consistent with the corporate headquarters across the street. The proposed plan calls for four actions:

- Removal of old or diseased trees/evergreens/shrubs – The Village staff assessed the health and types of the existing plant materials and concur with the removal and replanting of ornamental trees, shrubs and perennial flowers.
- Removal of the existing impervious surface adjacent to the entranceway and replace with ornamental grass and perennial flowers.
- Remove and replace dead and missing plant material from parking lot islands.
- Installation of an artificial grass putting green and the installation of native grasses adjacent to the existing terrace.

The end result of this new plan will be an improved appearance to the property that incorporates the landscaping of Rust-Oleum's headquarters to the south.

Copies of the proposed plan and related information are attached to your packet.

Staff is supportive with the plan as proposed.

Motion by Trustee Schultz, second by Trustee Marquardt, to direct staff to prepare the necessary Ordinance granting approval of the proposed amendments to the landscape plan at 102 Hawthorn Parkway, subject to compliance with following conditions:

1. General compliance with the plans entitled Landscape Plan Renovation consisting of 1 page with revised date of March 30, 2016.
2. Final approval of the plan by the Village Landscape Tech.
3. Prior to the commencement of any work, the petitioner or property owner shall pay the required permit/inspection fee and provide the standard bond, pursuant to the Village Code, guaranteeing the work as may be required by the Village's Landscape Technician.
4. Final plan subject to Assistant Village Manager and Public Works Director approval.
5. To permit the issuance of a landscape permit prior to Ordinance approval provided the following plan changes are made:
 - a. Removal of the location of signage on the landscape plans.
 - b. Show the location of a proposed Park District pathway adjacent to Rustoleum's property.

Roll call vote:

AYES: 6 – Hebda, Schultz, Marquardt, Koch, Grieb, Williams

NAYS: 0 – None

ABSENT AND NOT VOTING: 0 - None

Motion carried.

4. REQUEST FROM CHICAGO T-MOBILE TO ENTER INTO A LEASE AGREEMENT WITH THE VILLAGE OF VERNON HILLS FOR PLACEMENT OF ANTENNA FACILITIES ON THE POLICE TELECOMMUNICATION TOWER, 740 NORTH LAKEVIEW PARKWAY (BC Atkinson)

Building Commissioner Atkinson stated T-Mobile has requested that the Village Board consider a Resolution authorizing it to enter into a lease agreement with T-Mobile for placement of antenna facilities on the existing Police mono-pole. T-Mobile would co-locate with Clear Wireless, AT&T and Verizon which are currently located on the pole.

T-Mobile would place their antenna at the 75' elevation of the mono-pole (The overall height of the pole would not be changed). The existing masonry equipment enclosure would be enlarged (Approximately 11' x 18') to accommodate the new cellular equipment. The design, material and color will match the existing enclosure.

The initial term of the lease would be for five years. T-Mobile would be entitled to renew the lease for five additional and successive five year terms. Upon commencement of the lease, T-Mobile will pay the Village a rent payment in the amount of \$2,000 per month with a 104% annual escalator. A rent credit would not apply because T-Mobile did not participate in the construction cost of the mono-pole. This lease will generate \$24,000 in revenue per year for the Village. The total yearly revenue for all cell leases approved by the Village (including PD, PW, VH and Metra) will be approximately \$191,000.

Copies of the plans and draft lease were attached to the packet.

Motion by Trustee Schultz, second by Trustee Koch, to direct staff to prepare a Resolution authorizing the Village to enter into a lease agreement with T-Mobile, subject to the terms referenced therein and subject to final review and approval by the Village Attorney and Village Engineer.

Roll call vote:

AYES: 6 – Hebda, Schultz, Marquardt, Koch, Grieb, Williams

NAYS: 0 – None

ABSENT AND NOT VOTING: 0 - None

Motion carried.

5. THE FORGE – 634 SOUTH MILWAUKEE AVENUE – CONCEPT PRESENTATION OF A 70 UNIT RESIDENTIAL PLAN UNIT DEVELOPMENT TO BE KNOWN AS “THE FORGE” (AVM Carey)

Assistant Village Manager Carey introduced Representatives from Jacobs Homes who appeared before the COW to present a proposal for a subdivision, “The Forge,” to be located at 634 South Milwaukee Avenue, being the site of the former Forge Club. The site is 32 total acres and is currently zoned B-1.

Jacobs Homes proposes to construct 70 three-bedroom townhomes on the 5.3 acre property. Architectural plans have not been provided, but the petitioner indicated that Ryan Homes will design the buildings and the units will be approximately 2,200 square feet in size with a price range from the high \$200,000’s to mid \$300,000’s. The petitioner has been advised that 4-sided architecture will be required and will need to comply with the Village’s masonry ordinance.

Access to the site will be located off Milwaukee Avenue. Due to the proximity of the traffic signal at Woodlands Parkway, IDOT will not permit a signal at this location. The petitioner will be required to work with IDOT to determine the type of access they will be permitted. Rivers Edge condominiums, an 80 unit development on Milwaukee Avenue, was required to install a designated right turn lane into the property as well as a left turn lane. Consideration will need to be given regarding right-of-way dedication on Milwaukee Avenue. IDOT’s SRA plan reflects the need for an additional 25 feet of ROW. However, it is unknown what IDOT will request as part of this development.

Access to the units will be provided by a 26 foot-wide private roadway which extends east from Milwaukee Avenue and deadends at the western property boundary. A typical roadway design would include a cul-de-sac rather than the proposed loop which goes around several of the townhomes.

The petitioner has indicated that the proposed townhomes will have garages on the first floor with two additional stories above. The petitioner is proposing two types of townhomes, rear facing garages on the south of the internal roadway and front facing garages to the north of the roadway. A 20 foot wide drive aisle is proposed between the townhomes along the southern boundary. However, no driveways exist for the townhomes on the south. A utility easement runs adjacent to the townhomes to the south which will restrict the ability to provide landscaping along the southern property line. No dimensions have been provided but the petitioner has indicated that garages are proposed to be 21 feet by 20 feet for the townhomes (40 units) to the south and 17 feet by 20 feet for the townhomes (30 units) on the north. A depth of 24 feet for all garages is recommended to accommodate refuse and recycling containers. Architectural design standards require a minimum 20 feet by 20 feet which would not leave storage for refuse and recycling containers. The lots adjacent to the north have 22 feet long driveways which is less than the 25 feet required. Based on an underlying zoning of R-7, variations would be required for side yard, rear yard, and for building separation.

A total of 161 parking spaces are required based on the Village’s parking requirements of providing 2.3 spaces per unit. A total of 21 parking spaces are provided for guest parking. There is only space for one car in the garages for the northern townhomes due to the dimensions. The townhomes to the south have spacing for two cars. This results in 131 parking spaces on the site, or a 1.87 parking ratio. The petitioner should consider developing the property with consistent garage dimensions to accommodate the Village’s parking requirements. With the addition of two garages on the northern townhomes, no parking variation would be required.

Stormwater is proposed to be located in two detention basins to the east and an existing Corporate Woods detention basin to the southwest. The stormwater detention on the east likely encroaches IDOT required ROW and will need to be set back farther from the existing property line. The petitioner will

also need to verify whether they can utilize the existing stormwater detention to the southwest since this basin is part of the regional detention system for Corporate Woods and is owned and maintained by a separate owner. We are unsure as to whether excess capacity exists in this basin.

It should be noted that the Village's 2012 Comprehensive Land Use Plan calls for this property to be zoned for Office Research & Development. The Plan also calls for the vacant properties to the north and west (Darling Farm) to be Office Research & Development. Lifetime Fitness, a 24 hour fitness center, is located immediately south in Corporate Woods. Please note that the building height of Lifetime is 68 feet.

A site plan and utility map were included in the packet.

Kal Burnstein, attorney for Jacobs Homes, corrected staff's report that the garage dimensions would be 17x8x20 with built-in alcoves for refuse. He stated the garages would be two car garages to satisfy parking requirements with no variance necessary. He showed front elevations of the north and south townhome buildings.

James Anderson, Anderson Engineering, stated he felt this was a functional plan.

Trustees Hebda, Williams, and Schultz expressed negative feedback regarding the development.

Attorney Kenny stated this was concept plan presentation for a preliminary reaction of the Village Board and the discussion is non-binding on the Village Board.

Keith Jacobs stated that Lifetime Fitness passed on purchasing the property and the 60 acres behind the property was unavailable. They have made an arrangement with Lifetime Fitness for residents to get special memberships, as a great amenity. Lifetime Fitness has been supportive in talks regarding access points. They have an extensive landscape plan. They would like to move forward and he felt it served a need for mid-priced townhomes in the Village. He stated he would work for the Village Board's support.

6. PUROHIT ARCHITECTS – MCALISTER'S DELI - CONSIDERATION OF REPORT AND RECOMMENDATIONS FROM THE PLANNING AND ZONING COMMISSION REGARDING VARIOUS ITEMS INCLUDING THE PROPOSED REZONING, SITE & LANDSCAPE PLAN, BUILDING AND SITE SIGNAGE, AND SPECIAL USE FOR A RESTAURANT WITH A DRIVE-THRU FOR PROPERTY LOCATED AT 99 TOWNLINE ROAD (AVM Carey)

Assistant Village Manager Carey stated Representatives from Gopi Chand International and Purohit Architects appeared before the Planning & Zoning Commission on April 27, 2016 to present their plans for redeveloping the property located at 99 Townline Road and requested the following:

1. Approval to amend the zoning classification from OR&D , Office Research & Development to B-1 General Business;
2. Approval of Special Use Permit to allow a restaurant with drive-thru service;
3. Grant certain variations related to signage on the legally described property;
4. Preliminary and final approval of the site and landscaping plans; and
5. Preliminary and final approval of the architectural elevations including signage.

Gopi Chand International recently purchased the property and is proposing to redevelop the site to construct a McAlister's Deli, a fast casual restaurant similar to a Potbelly's or Jason's Deli. McAlister's Deli proposes to occupy 4,990 sq ft. of space in the building with 1,756 square feet of space available for a second tenant on the southern building elevation. The owner is currently pursuing a café to be located in the second tenant space.

McAlister's Deli proposes to accommodate seating for 145 individuals with an employee count of 35. Outdoor dining for the café and restaurant are proposed which will require future Village Board approval.

While the property has historically been a location for a restaurant use, the property is zoned OR&D. The previous tenant, Famous Dave's, was considered a legal non-conforming use. However, due to the prolonged vacancy of the property, restaurant uses are no longer grandfathered on the property.

The proposed drive-thru is located on the north and western building elevation and will be utilized by McAlister's for pick-up orders only. Traffic will enter the drive thru lane from the north and travel along the western building elevation. A total of 7 stacking spaces are proposed for the drive-thru lane which is consistent with other drive-thrus in the Village. No drive-thru menu board is being proposed since meal preparation does not lend itself to drive-thru traffic. Jason's Deli also utilizes a drive-thru lane for pick up orders for similar reasons.

Variations: The petitioner is requesting the following variations:

1. To allow a two tenant panel monument sign rather than the maximum permitted number of one.
2. To allow the south tenant to have a wall sign on the north elevation of the building.

Parking: The property contains a total of 110 parking spaces which will provide adequate parking for both McAlister's and a second tenant. McAlister's Deli will require 85 spaces based on a total of 135 seats and an employee count of 35. The tentatively proposed café would require 9 spaces.

Employee parking is proposed along the western property line adjacent to the drive-thru. The parking lot is proposed to be repaired and resurfaced as part of the proposed development. Adequate handicapped parking will be required to be installed and striped.

Architectural Design: The building design includes stone and brick building materials that provide architectural interest. White EIFS is proposed along the cornice of the building. Tan EIFS is proposed along the top elevations of the building with the exception of the front entranceway which will have a green EIFS. The windows will have a decorative awning and the entranceway will have a metal awning constructed above the doorway. The Commission, as a condition of approval, recommended awnings be installed on the western elevation consistent with the north and east elevations. The southern elevation would have brick and stone consistent with the western elevation.

Building Signage: The petitioner is proposing to place signage on the north and east elevations for both McAlister's and the proposed café.

East Elevation:

- The maximum permitted size of McAlister's wall sign is 73 square feet. The proposed size of 72 square feet complies with this requirement.
- The maximum permitted size for the south tenant space is 27 square feet. The proposed size of 36 square feet should be reduced in size in compliance with this requirement. No variation is being requested.

North Elevation:

- The maximum permitted size of McAlister's wall sign is 36.5 square feet. The proposed size of 35.49 square feet complies with this requirement.
- The south tenant does not have frontage on the north side of the building and therefore is not permitted to have a wall sign on this elevation. A variation is required.

The Commission discussed the merits of the south tenant having signage on the north elevation and did not believe the signage was warranted due to the proposed multi-tenant monument sign. The Commission did acknowledge that the property has been vacant for a number of years and that signage would assist the ability to generate traffic into the property.

Site Signage: The petitioner is proposing a two tenant panel monument sign to replace the existing monument sign at the property. The monument sign will be located west of the entrance to the property off of Townline Road. A variation is required to allow two tenant panels rather than the maximum permitted number of one.

Landscaping Plan: Landscaping was reviewed and recommended for approval by the Village's Landscape Technician. All new landscape areas are proposed to be irrigated.

Notices were sent out to the surrounding property owners. A resident from Victory Centre attended the meeting to express concern regarding cut-through traffic through the 99 Townline property from Townline Road to Deerpath Drive. He expressed concern regarding the impact of the restaurant use on residents of the Victory Centre, noting that the site had been vacant for a number of years and residents would not be used to traffic going into the property. The Commission acknowledged his concerns and discussed the ability to align the McAlister's southern entrance with Atrium Drive. It was noted that this would likely result in an increase in cut-through traffic.

Recommendations:

The Commission voted 6-0 (Morris absent) to recommend approval of the following:

1. Approval to amend the zoning classification from OR&D , Office Research & Development to B-1 General Business;
2. Approval of Special Use Permit to allow a restaurant with drive-thru service along with the following variations:
 - a. To allow a two tenant panel monument sign rather than the maximum permitted number of one.
3. Preliminary and final approval of the site and landscaping plans; and
4. Preliminary and final approval of the architectural elevations including signage.

On a motion to recommend approval, the Commission voted 3-3 (Ballowe, Cotton, Heidner opposed)(Morris absent). The motion failed the approval of the following variation:

1. To allow the south tenant to have a wall sign on the north elevation of the building.

General Compliance with the following plans:

- Proposed Geometric Site Plan prepared by Purohit Architects with a date of February 9, 2016 and consisting of 1 page.
- Engineering Improvement Plans prepared by Purohit Architects with a date of February 9, 2016 and consisting of 3 pages.
- Signage Plans prepared Purohit Architects with a date of April 6, 2016 and consisting of 1 page.
- Floor and Seating Construction Plan prepared Purohit Architects with a date of April 6, 2016 and consisting of 2 pages.
- Revised Landscaping Plans prepared by Purohit Architects with a date of February 9, 2016 and consisting of 1 page.
- Revised Architectural Plans prepared by Purohit Architects with a date of April 15, 2016 and consisting of 2 pages.

Conditions of Approval for the entire Site:

1. Final approval of plans by the Village Engineer and Landscape Architect prior to issuance of a building permit.
2. Issuance of a license to allow outdoor dining by the Village Board.
3. Parking lot islands, median entrance magazines and adjacent parkways, grass areas of the magazine shall be irrigated.
4. Roof top equipment is required to be screened from all sides.
5. Compliance with all ordinance and standards of the Village except as otherwise noted.
6. Signage to be installed indicating that the drive-thru is for pick-up orders only.
7. Incorporate the architecture on the eastern elevation onto the western elevation from the drive-thru bumpout to the north of the building including awnings.
8. To remove the awning adjacent to the café entrance and to wrap brick and stone banding to the south elevation.
9. The color scheme of the south tenant shall be complimentary to the architectural elements of McAlister's.

Variations - The following variations were recommended for approval

- To allow a two tenant panel monument sign rather than the maximum permitted number of one.

Copies of the site, signage, landscaping, and building elevations were attached to the packet.

Motion by Trustee Schultz, second by Trustee Koch, to direct staff to prepare the necessary Ordinance granting approval of the following:

1. Approval to amend the zoning classification from OR&D , Office Research & Development to B-1 General Business;
2. Approval of Special Use Permit to allow a restaurant with drive-thru service along with the following variations:
 - a. To allow a two tenant panel monument sign rather than the maximum permitted number of one.
 - b. To allow the south tenant to have a wall sign on the north elevation of the building.
3. Preliminary and final approval of the site and landscaping plans; and
4. Preliminary and final approval of the architectural elevations including signage.

Roll call vote:

AYES: 4 – Hebda, Schultz, Koch, Grieb

NAYS: 2 – Williams, Marquardt

ABSENT AND NOT VOTING: 0 - None

Motion carried.

7. SA VERNON LAND PARTNERS, LLC – WOODLAND CHASE - CONSIDERATION OF REPORT AND RECOMMENDATIONS FROM THE PLANNING AND ZONING COMMISSION REGARDING VARIOUS ITEMS INCLUDING THE PROPOSED REZONING, SITE PLAN, PLAT OF SUBDIVISION, AND SPECIAL USE FOR A PUD FOR PROPERTY LOCATED AT THE INTERSECTION OF ROUTE 45 AND BUFFALO GROVE ROAD (AVM Carey)

Assistant Village Manager Carey stated Representatives from SA Vernon Land Partners, LLC appeared before the Planning and Zoning Commission on February 24, 2016 and April 6, 2016 to request approval to construct a 51 single family lot subdivision known as Woodland Chase. Specifically, SA Vernon Land Partners, LLC is requesting the following:

1. Approval to amend the zoning classification from Lake County E - Estate, to Vernon Hills R-5 Single-family Residential PUD for the property;

2. To approve the Special Use Permit for a Planned Unit Development to allow development of a single-family residential development along with certain variations, including but not limited to F.A.R. and setbacks;
3. Preliminary and final site and landscaping plan approvals;
4. Preliminary and final approval of a Plat of Subdivision; and
5. Preliminary and final approval of the architectural elevations and signage plans.

The properties are currently in unincorporated Lake County. The site is 32 total acres which is an assemblage of three separate properties including 13.6 acres of the Sislow property, 3 acres of the Konicek property, and 15.4 acres of the Martin property. The proposed development is contingent upon annexation into the Village.

As you will recall, the property abuts Willow Lawn Cemetery to the west, Centennial Crossing subdivision to the North, River Grove subdivision to the east, and one residential homeowner to the south.

Prior to the current proposal, the developer previously met with Village Board members in 2014 to discuss a 119 unit townhome development. After further deliberations, a concept review presentation for a 56 unit single family development occurred in January of 2015 where the Committee of the Whole directed the petitioner to technical review. Through the technical review process, the lots were reduced to 51.

Site Plan: The Site Plan calls for 51 lots ranging between 7,920 to 12,249 square feet and are designed to allow woodland views from each home. An HOA would be created to provide for common area maintenance and enforce the landscape and architectural design guidelines proposed as part of the approved development. An Oak Savannah and common open space is proposed in the middle of the development which will be maintained by the HOA. Berms are also proposed along property boundaries adjacent to Route 45, Buffalo Grove Road, and the property owner to the south. The proposed berms will be maintained by the HOA.

Topography and the presence of high quality wetland on the southern portion of the properties were major determining factors in the configuration of the development. Two detention basins are proposed to the south of the homes with emergency overflow going towards Indian Creek.

It should be noted that the Village's 2012 Comprehensive Land Use Plan calls for these properties to be annexed into the Village and zoned to allow single family detached dwellings.

Access into the subdivision will be from a full access off of Route 45. Lake County DOT has indicated they will only permit a right out due IDOT permitting a full access. However, future Route 45 expansion may result in this access becoming a right in/right out. Access from Buffalo Grove Road does not align with the River Grove subdivision due to the subdivision entrance being adjacent to a home whose owner has not indicated a willingness to create access for the Woodland Chase subdivision. Efforts to purchase the home by the developer in order to align the intersection have not been successful.

The petitioner is proposing the following setbacks:

Front Yard:	<u>Required:</u> 20' <u>Proposed:</u> 25' OK
Side Yard:	<u>Required:</u> 6'- interior; 20'- corner side <u>Proposed:</u> 8.5'- interior; 20'- corner side OK
Rear Yards:	<u>Required:</u> 30' <u>Proposed:</u> 20' proposed. Variation will be required.

invasive trees would be removed and existing quality trees protected during construction. Of the 51 proposed lots, 22 are proposed to be walkout or lookout basements. With the mass grading involved with lookout and walkout lots, saving trees in proposed lots will not be possible. The other 29 flat grade lots still involve mass grading to provide drainage that will greatly impact those areas.

In order to address staff questions pertaining to tree preservation, a Tree Disturbance Plan provided by RM Swanson dated March 28, 2016 shows areas to be clear cut for roadways and storm sewers. The Commission acknowledged that the majority of trees within the proposed lots would not be saved. Conditions of approval pertaining to tree preservation have been included in the report with the primary focus being the approval of a site grading and tree preservation protection plan on a lot by lot basis prior to the issuance of a building permit. A condition of approval was made requiring that trees be replaced on a one for one basis only after construction is complete. The Village's Development Ordinance calls for a three to one replacement. A letter from Urban Forest Management, Inc. dated April 28, 2016 verifies the likelihood that preservation of existing trees within the buildable lots is not likely. In addition to the plantings currently proposed, the letter recommends an additional planting of one tree per rear yard.

The petitioner is proposing to plant Oak, Maple, or Walnut trees in the front yard of each lot and all evergreen trees to be planted at no less than 6 feet in height. Parkway trees will also be installed along the roadway on a one tree per 40 feet basis.

A 6 foot double sided cedar fence on top of a landscape berm will be installed adjacent to Buffalo Grove Road and Route 45 to assist with screening headlights sweeping onto the properties. The berm and fencing would be maintained by an HOA. The berm will be located in a location that will not be impacted by road improvements to Route 45. A 50 foot buffer is proposed along lots adjacent to Buffalo Grove Road and Route 45 with the exception of Lot 32 and 31. The developer is continuing to work with ComEd regarding the potential to burying of utilities along Route 45 and Buffalo Grove Road, but utility locates may also be impacted by Route 45 expansion. All interior utilities will be required to be buried.

Public Notice: Notices were sent out to the surrounding property owners. The adjacent homeowner to the south (Andy Brinkerhoff) expressed concern regarding stormwater runoff onto his property and the visibility of his property from the homes to the north due to the 10 foot grade differential. In order to accommodate the homeowners concerns, the petitioner agreed to install a landscaped berm along Lots 19-22 and to prohibit walkout conditions for those homes. The petitioner also agreed to install a split rail fence adjacent to Lots 18 and 19 to restrict individuals from accessing the homeowners' property and to delineate the properties. Staff worked with the homeowners engineering consultant to alleviate his concerns regarding stormwater runoff.

The Commission voted unanimously 7-0 on February 24, 2016 to recommend approval, subject to the Conditions of Approval, of the following:

1. Approval to amend the zoning classification from Lake County E - Estate, to Vernon Hills R-5 Single-family Residential PUD for the property;
2. Approval of a Special Use Permit for a Planned Unit Development to allow development of a single-family residential development along with the following variations:
 - a. To allow a 20' rear yard setback instead of the required 30'
 - b. To allow 60 feet ROW dedication en lieu of the required 66 feet ROW dedication.
3. Preliminary approval of a Plat of Subdivision

The Commission voted unanimously 4-1 (Heidner opposed) (Gorog, Cotton absent) on April 6, 2016 to recommend approval, subject to the Conditions of Approval, of the following:

1. To allow the FAR of Lots 1-51 as described in the attached FAR Matrix for Woodland Chase Subdivision dated March 31, 2016.

The Commission voted unanimously 5-0 (Gorog, Cotton absent) on April 6, 2016 to recommend approval, subject to the Conditions of Approval, of the following:

1. Preliminary and final site and landscaping plan approvals;
2. Preliminary and final approval of the architectural elevations and signage plans subject to additional architectural review and recommendation by the Commission once a builder has been chosen.

Conditions of Approval

General Compliance with the following plans:

- 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.
- 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 Matrix for Woodland Chase Subdivision prepared by RM Swanson Architects with a date of March 31, 2016 and consisting of 2 pages.

Conditions of Approval for the entire Site:

1. The Woodland Chase Subdivision Design Guidelines will be incorporated in the "General Compliance" section of the Ordinance approving the Special Use.
2. Additional landscaped screening shall be added in the side and rear yards adjacent to Route 45 right of way on Lot 32 and the rear lot of Lot 31.
3. An exhibit locating the sales trailer and related parking lot shall be included along with the location of the model homes.
4. Development identification signage shall be identified on the approved landscape 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 includes ornamental features such as bay and box bay windows, dormers, covered porches and architectural trims.
6. Final approval of engineering and landscape plans by the Village Engineer and Landscape Technician prior to issuance of a building permit.
7. Compliance with the Village's Street Lighting Poles standards as set forth in the Development Ordinance.
8. Developer contributions shall be made to School Districts 73, 128, 125,103, and Vernon Hills Park District pursuant to Development Ordinance. Fees will be collected prior to issuance of individual building permits.

9. Compliance with all ordinance and standards of the Village except as otherwise noted.
10. Final Plat of subdivision shall be modified reviewed and approved subject to Village Attorney and Village Engineer approval.
11. Stormwater outflow from the detention pond are subject to Village Engineer approval.
12. 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.
13. Split rail fencing shall be installed along all lots with side or rear yards adjacent to open space other than Lots 19-32.
14. The landscaped berm along Route 45 shall be installed in a location not impacted by future road improvements.
15. 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.
16. Trees desired to be saved will be noted on the preliminary and final subdivision improvement plans.
17. 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.
18. Parkway tree plantings will be consistent with Village Ordinance and, on the non-sidewalk side, in the equivalent right of way area.
19. During construction, all reasonable steps necessary to prevent damage of trees designated to be preserved shall be taken, but trees designated to be preserved that require removal within landscape maintenance period will be replaced on a 1:1 ratio.
20. 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.
21. 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.
22. 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.
23. 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.
24. 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.
25. The Petitioner agrees to install split rail fence between Lots 18 and 19.
26. 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.
27. The petitioner agrees to prohibit walkout condition on Lots 19-22. Lookouts are permitted.
28. A tree preservation plan will be established on a lot by lot basis.
29. Architectural elevations shall be reviewed by the Planning & Zoning Commission after a builder has been selected and a recommendation forwarded to the Village Board prior to Ordinance approval.
30. An additional one heritage (oak, maple, or walnut) tree shall be planted in the rear yard of each lot.

Variations - The following variations are recommended for approval

- To allow a 20' rear yard setback instead of the required 30'
- To allow 60 feet ROW dedication en lieu of the required 66 feet ROW dedication.
- To allow the FAR of Lots 1-51 as described in the attached FAR Matrix for Woodland Chase Subdivision dated March 31, 2016.

Motion by Trustee Hebda, second by Trustee Williams to deny.

Roll call vote:

AYES: 1 – Hebda

NAYS: 5 – Schultz, Marquardt, Koch, Grieb, Williams

ABSENT AND NOT VOTING: 0 - None

Motion failed.

Motion by Trustee Williams, second by Trustee Schultz, to table further discussion until architectural plans are available.

AYES: 6 - Hebda, Schultz, Marquardt, Koch, Grieb, Williams

NAYS: 0 - None

ABSENT AND NOT VOTING:

Motion carried.

8. ADJOURNMENT

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

Roll call vote:

AYES: 6 - Hebda, Schultz, Marquardt, Koch, Grieb, Williams

NAYS: 0 - None

ABSENT AND NOT VOTING:

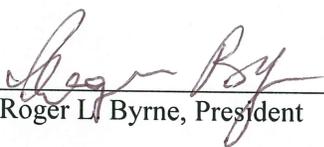
Motion carried.

Meeting adjourned at 9:28pm.

Approved this 17th day of May 2016



John Kalmar, Village Clerk



Roger L. Byrne, President