

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

- I. President Byrne called the meeting to order at 6:09p.m.
- II. Roll call indicated the following Board Members present: President Byrne, Trustees Hebda, Koch, Grieb, Marquardt, and Schultz. Trustee Williams was absent. A quorum was established.

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

- III. The Pledge of Allegiance was given.

President Byrne congratulated the Cubs on becoming World Series Champions.

**IV. REGENCY CENTERS AND FOCUS DEVELOPMENT – MELLODY FARM (STAFF)**

Assistant Village Manager Carey requested that the discussion be started with Item B. The COW agreed.

**B. REGENCY CENTERS & FOCUS DEVELOPMENT – MELLODY FARM - CONSIDERATION OF REPORT AND RECOMMENDATIONS FROM THE PLANNING & ZONING COMMISSION REGARDING VARIOUS ITEMS INCLUDING THE PROPOSED SITE PLAN, PLAT OF SUBDIVISION, AND SPECIAL USE FOR A PUD FOR PROPERTY LOCATED AT THE INTERSECTION OF TOWNLINE ROAD AND MILWAUKEE AVENUE**

Assistant Village Manager Carey discussed the recommendations of the Planning & Zoning Commission as outlined in his memo (attached).

During a brief question/answer period, Trustee Schultz expressed a desire for a cross easement parking agreement between the residential development and retail center and Trustee Koch expressed his concern with the right in/right out on Milwaukee Avenue.

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

- Approval of a Special Use Permit for a Planned Unit Development to allow development of a mixed use residential and retail commercial center known as Melody Farm along with certain variations, including but not limited to, building height, landscape buffer, yards and setbacks, building separation, signage and parking requirements;
- Approval of a Special Use Permit to allow restaurants, which may serve alcohol, a bank with a drive-thru facility and a pharmacy with a drive thru facility;
- Preliminary and final site and landscaping plan approvals;
- Preliminary and final architectural elevations approvals;
- Preliminary and final Plat of Subdivision approvals.

The approvals would be subject to compliance with the variations and the Conditions of Approval list above.

Roll call vote:

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

NAYS: 0 - None

ABSENT AND NOT VOTING: 1 – Williams

Motion carried.

**A. REVIEW OF THE TERMS AND CONDITIONS OF THE REDEVELOPMENT AGREEMENT (RDA) FOR THE PROPOSED MELLODY FARM DEVELOPMENT**

Attorney Kenny gave the COW an update on the negotiations on the RDA.

Assistant Village Manager Carey stated Regency has requested that a special meeting be held on November 29 to potentially approve any final recommendations of an RDA. At that time, the Board would look at adopting ordinances, assuming that the necessary legal documents have been recorded with the interested parties. The COW concurred.

Attorney Kenny stated the TIF land use entitlements that the COW just reviewed are expected to be approved at the November 15 Village Board meeting.

**V. ADJOURNMENT**

Motion by Trustee Schultz, second by Trustee Koch, to adjourn the Special Committee of the Whole. An Executive Session to discuss land acquisition pursuant to Section 2-c-5 of the Open Meetings Act was scheduled.

Roll call vote:

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

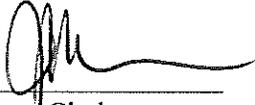
NAYS: 0 - None

ABSENT AND NOT VOTING: 1 – Williams

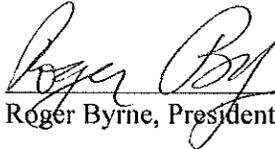
Motion carried.

Meeting adjourned at 7:12 p.m.

Approved this 15th day of November, 2016



John M. Kalmar, Village Clerk



Roger Byrne, President

For COW

Regency Centers & Focus Development – Melody Farm - Consideration of Report and Recommendations from the Planning & Zoning Commission regarding various items including the proposed Site Plan, Plat of Subdivision, and Special Use for a PUD for property located at the intersection of Townline Road and Milwaukee Avenue.

Representatives from Regency Centers and Focus Development appeared before the Planning and Zoning Commission on August 24, August 31, September 7, and September 14, 2016 to present their plans for Melody Farm, a unified mixed use commercial development at Milwaukee Avenue and Townline Road. The land is currently owned by the Cuneo Trust and will be sold to Regency Centers upon approval of this development.

The proposed development, known as Melody Farm, after the former Hawthorn Melody Farm, would contain approximately 274,000 square feet of retail space on 35 acres of the property with access off of both Milwaukee Avenue and Townline Road. Focus will construct a three-story 260-unit apartment building consisting of 13 studios, 144 one-bedroom, 78 two-bedroom, and 25 three-bedroom apartments.

Regency proposes to own and operate the retail center and will construct a majority of the buildings with the exception of the outlots: Building R and Building M) to the southeast of the site plan and Building A, D1 and D2 to the north. Regency currently has a signed lease with Whole Foods (Building L) and has ongoing negotiations with retail and restaurant uses for the other buildings.

**Site Plan:** The site plan identifies residential development to the north and retail to the south. The internally focused design is intended to draw visitors to a destination based active lifestyle center. The inclusion of 20 foot wide internal sidewalks along retail buildings B and D-K are designed to increase the walkability between the retail and restaurant uses.

The retail buildings along Milwaukee Avenue (Buildings labeled A-K) will consist primarily of small space tenants. Employee parking is proposed along Milwaukee Avenue between the right-of-way and the buildings. Trash enclosures are also to be located in the rear of these buildings. Both the trash enclosures and employee parking area will be required to have additional landscaping screening.

The southwest corner of the development located adjacent to Milwaukee Avenue and Townline Road will be the location of the Whole Foods grocery store (Building L). Adjacent to the Whole Foods to the east will be two outlots that do not currently have a proposed use. The outlot immediately adjacent to the Whole Foods and west of the entrance magazine was proposed to be a bank with a drive-thru. The other outlot was proposed to be a pharmacy and is located to the east between the proposed new intersection on Townline Road and west of the existing detention basin.

The retail buildings on the east side of the property (Building B) runs north to south will likely have the largest unit sizes in the development ranging from 11,500 to 30,000 square feet in size.

Employee parking and truck traffic will be located to the rear of Building B with a turn movement to allow for traffic to flow back to Townline Road. A gate along the rear of Building B will prohibit all vehicular traffic from entering into the residential area. The Fire District will have access to the gate via a "Knox box".

The petitioner contemplated utilizing adjacent conservation and wetland area to the east of Building B and the residential development as an amenity. However, since the Army Corps has jurisdiction over these areas, it was not deemed feasible.

Regency is also proposing a pedestrian common area open space which extends easterly from the main entrance through Buildings G1 and G2 to Building B. The landscaped green space area between Buildings G1 and G2 will provide an area for special events or activities. From this green space towards the east is an aggregate stone walkway fixed between two rows of landscaping.

The Focus residential development will consist of one building with a three-story parking garage constructed with the residential units surrounding the garage on all sides. The building design is known as a "Texas donut" where residential units are wrapped around an interior parking structure. The parking garage is located on the northern half of the building and an open-air pool and courtyard is located to the south internal to the site. The building will also have courtyards on the north, west, and south external sides of the building. Access to the parking garage will come from the west side of the building. External street-level parking will also be available for tenants and guests.

**Plat of Subdivision:** The development will consist of a total of (5) lots consisting of the retail use on Lot 1 which will be 28.3 acres. Lot 2 will be 7.02 acres and will contain 260 executive style apartments. Lots 3, 4, and 5 will be designated for conservation or detention. A plat of dedication and a plat of easement will be required at the time of final engineering. These plats will be utilized to identify utility, water/sewer, and roadway access both internal and adjacent to the property.

**Traffic Review:** Regency is proposing significant roadway improvements to Milwaukee Avenue and Townline Road. The petitioner has met with IDOT and submitted plans based on their comments and feedback. The improvements include:

- Construct an additional traffic signal on Townline Road adjacent to the northern entrance to the Rivertree Shopping Center.
- This signal would be approximately 550 feet from the intersection of Milwaukee Avenue and Townline Road.
- This southern intersection is proposed to be a signalized access with a single left-turn, thru-lane, and designated right-turn lane.
- Per IDOT request, construct an additional a third northbound lane on Milwaukee Avenue from Townline Road to the Ring Road
- Create a designated right turn lane onto eastbound Townline Road
- This designated right turn lane will be 305 feet long.

- Per IDOT request, construct a third eastbound lane on Townline Road from the mall entrance adjacent from Hawthorn Hills Square.
- Construct dual left turn lanes in all directions at the intersection of Milwaukee Avenue and Townline Road.

Regency, as part of the road improvements, will upgrade and replace traffic signals at the entrances to Hawthorne Mall adjacent to the Denny's and Ring Drive. The road improvements and signals will allow westbound cross access into the mall from Melody Farm. No eastbound access is being proposed at this time due to Ring Drive and the entranceways into the Mall from Milwaukee Avenue being owned by Centennial Real Estate (Denny's intersection) and Sears (Ring Drive intersection). Due to agreements between Centennial and the 4 anchor stores, any change to the roadway within their property, at this time, would require approval from all 4 anchors.

**Public Notice:** Notices were sent out to the surrounding property owners. Representatives from Hollister attended the meeting and expressed support for the development and asked questions regarding the impact of the Des Plaines River and the potential for stormwater to impact their property. Several residents also attended and asked questions pertaining to the impact on the schools. The Lake County Forest Preserve also provided a letter expressing concern over the impact of flora and fauna and asked that the landscape plan prohibit the planting of invasive species.

#### Planning & Zoning Commission Votes

- The Commission voted unanimously 7-0 on September 7, 2016 to recommend, subject to Conditions of Approval, the following:
  - Approval of a Special Use Permit to allow restaurants, which may serve alcohol, and restaurants with carry-out and fast food (included but not limited to coffee)
  - Preliminary and final architectural elevations approvals of the residential development.
  - Preliminary and final landscaping plan approvals for the retail development.
  - Preliminary and final site plan approvals for the residential development
- The Commission voted 5-2 (Heidner, Morris opposed) on September 7, 2016 to recommend, subject to Conditions of Approval, of the following:
  - Approval of a Special Use Permit to allow a bank with a drive-thru facility and a pharmacy with a drive-thru facility.
- The Commission voted 4-3 (Cotton, Heidner, Morris opposed) on September 7, 2016 to recommend approval of the following residential variations:
  - To allow a front yard setback of 21 feet at the south property line instead of the required 30 feet.
  - To allow a side yard setback of 18'6" on the west property line instead of the required 30 feet.

- To allow a rear yard setback of 84 feet instead of then 119'5" feet required (20% of lot depth).
- To allow a building height of 51'6" instead of the required 36'
- To allow the following minimum size requirements for dwelling units:

Code Requirement	Proposed
Studio No Minimum Requirement	N/A (Note: 650 sq. ft. proposed)
1-Bd. Rm. 1000 sq. ft.	700 sq. ft.
2-Bd. Rm. 1200 sq. ft.	1000 sq. ft.
3-Bd. Rm. 1400 sq. ft.	1200 sq. ft.

- To allow 459 parking spaces instead of the required 520 parking spaces. A minimum of 2 parking spaces is required per dwelling unit (260 dwelling units).
- To allow parking setback of 3 feet on the east instead of the required 12' setback from all side and rear property lines.
- To allow 436 parking spaces to be below the minimum 9' clear width and 18' length. Note: 25% of the required spaces may be devoted to compact vehicles (130 allowed). Such spaces would be permitted to have a minimum width of 7.5' and a minimum length of 13.5'.

Members of the Commission attributed their "No" votes to their concern over granting a residential parking variation. Other Commission members believed that the number of studio and one-bedroom apartments allowed for the granting of a parking variation due to the residents living there likely not utilizing as much parking.

- The Commission voted 5-2 (Mulcrone, Morris opposed) on September 7, 2016 to recommend, subject to Conditions of Approval, of the following:
  - Preliminary and final Plat of Subdivision approvals
- The Commission voted 6-1 (Gorog opposed) on September 7, 2016 to recommend, subject to Conditions of Approval, the following:
  - Preliminary and final landscaping plan approvals for the residential development
- The Commission voted 5-2 (Mulcrone, Gorog opposed) on September 7, 2016 to recommend, subject to Conditions of Approval, the following:
  - Photometric Plan prepared by On-Site Lighting & Survey, LLC with a revised date of August 4, 2016 and consisting of 7 pages for retail and residential developments.
- The Commission voted 0-7 on September 7, 2016 to recommend, subject to Conditions of Approval, the following:

- Preliminary and final architectural elevations approvals for the retail development.

**The motion failed.**

Members of the Commission attributed their “No” votes to their opposition of the building elevations adjacent to Milwaukee Avenue, citing their lack of architectural interest. Commission members also expressed concern over the north elevation of Building Band E which are located adjacent to the residential development and is also located next to a potential dog park. Due to the lack of architectural guidelines for the unbuilt buildings (A, D1, D2, M, and C), the Commission struggled with recommending approval and felt that these buildings would require further review by the Planning & Zoning Commission.

- The Commission voted 1-6 (Hezner approved) on September 7, 2016 to recommend, subject to Conditions of Approval, the following:
  - Preliminary and final site plan approvals for the retail development

**The motion failed.**

Members of the Commission attributed their “No” votes to their opposition of the right-in/right-out on Milwaukee Avenue immediately adjacent to the Whole Foods. The Commission members also expressed concern over the site plans lack of use of the adjacent Forest Preserve property. The Commission members felt strongly that the site plan should be designed to utilize the adjacent Forest Preserve property as an amenity.

- The Commission voted 3-4 (Ballowe, Cotton, Hezner, Heidner opposed) on September 7, 2016 to recommend approval of the following retail variations:
  - To allow a front yard variation of 25 feet instead of the required 105 feet from Townline Road.
  - To allow a sideyard setback variation of 25 feet from the east lot line instead of the required 35 feet.
  - To allow a sideyard setback of 55 feet from Milwaukee Avenue instead of the required 100 feet.
  - To allow a rear yard setback of 10 feet instead of the required 40 feet.
  - To allow a 15 foot building separation instead of the required 20 feet.
  - To allow a 10.5 foot landscape buffer at Milwaukee Avenue instead of the required 50 feet.
  - To allow a 7.75 foot landscape buffer from Townline Road instead of the required 50 feet.
  - To allow a 7 foot parking setback variation for the north property line instead of the 12 feet required.
  - To allow a 5 foot parking setback variation for the east property line instead of the 12 feet required.

**The motion failed.**

Members of the Commission attributed their “No” votes to their opposition of the right-in/right-out on Milwaukee Avenue immediately adjacent to the Whole Foods as well as the proposed landscape buffer from Townline Road. Several Commission members cited their lack of approval of the site plan for their opposition. **The impact if these variations are not approved is the site plan will be required to be modified to meet the required setbacks, i.e. 100 foot setback from Milwaukee Avenue.**

- The Commission voted 6-0 (Gorog absent) on September 14, 2016 to recommend subject to Conditions of Approval, the following:
  - Approval of a Special Use Permit for a Planned Unit Development to allow development of a mixed use residential and retail commercial center known as Melody Farm.
- The Commission voted 5-1 (Cotton opposed, Gorog absent) on September 14, 2016 to recommend approval of the following signage variations:

#### Building B

- To allow the size of tenant wall signs to be 2.5 square feet per linear foot of tenant frontage rather instead of the maximum size of 1 square foot per linear foot of tenant frontage.
- To allow the size of the secondary wall sign to be greater than 50% of the allowable area of the primary sign.
- To allow a painted wall sign to exceed the maximum permitted size and to have more than 1 tenant sign on a single façade.
- To allow “Landlord Signage” on the building.
- To allow certain tenants to be permitted to use multiple sign areas per façade.

#### Building E

- To allow the size of single tenant wall signs to be 2.0 square feet per linear foot of tenant frontage, and multi tenant wall signs to be 1.5 square feet per linear foot of tenant frontage instead of the maximum size of 1 square foot per linear foot of tenant frontage.
- To allow the size of the secondary wall sign to be greater than 50% of the allowable area of the primary sign.
- To allow a painted wall sign to exceed the maximum permitted size and to have more than 1 tenant sign on a single façade.
- To allow “Landlord Signage” which is otherwise not permitted (1 is shown on east elevation, one on the west and 1 is shown on the south elevation).
- To allow certain tenants to be permitted to use multiple sign areas per façade.
- To allow wall signs on an elevation that does not have frontage on a street, drive aisle or parking lot.

#### Building F

- To allow the size of single tenant wall signs to be 2.0 square feet per linear foot of tenant frontage instead of the maximum size of 1 square foot per linear foot of tenant frontage.
- To allow the size of the secondary wall sign to be greater than 50% of the allowable area of the primary sign.
- To allow a painted wall sign to exceed the maximum permitted size and to have more than 1 tenant sign on a single façade.
- To allow “Landlord Signage” which is otherwise not permitted (1 is shown on east elevation and 1 is shown on the south elevation).
- To allow certain tenants to be permitted to use multiple sign areas per façade.
- To allow wall signs on an elevation that does not have frontage on a street, drive aisle or parking lot.

#### Building G-1

- To allow the size of single tenant wall signs to be 2.0 square feet per linear foot of tenant frontage,
- A variation is required to allow the size of the secondary wall sign to be greater than 50% of the allowable area of the primary sign.
- To allow a painted wall sign to exceed the maximum permitted size and to have more than 1 tenant sign on a single façade.
- To allow certain tenants to be permitted to use multiple sign areas per façade.
- To allow wall signs on an elevation that does not have frontage on a street, drive aisle or parking lot.

#### Building G-2

- To allow the size of single tenant wall signs to be 2.0 square feet per linear foot of tenant frontage,
- A variation is required to allow the size of the secondary wall sign to be greater than 50% of the allowable area of the primary sign.
- To allow a painted wall sign to exceed the maximum permitted size and to have more than 1 tenant sign on a single façade.
- To allow “Landlord Signage” which is otherwise not permitted (1 is shown on east elevation and 1 is shown on the south elevation).
- To allow certain tenants to be permitted to use multiple sign areas per façade.

#### Building H

- To allow the size of single tenant wall signs to be 2.0 square feet per linear foot of tenant frontage,
- To allow multi tenant wall signs to be 1.5 square feet per linear foot of tenant frontage instead of the maximum size of 1 square foot per linear foot of tenant frontage.
- A variation is required to allow the size of the secondary wall sign to be greater than 50% of the allowable area of the primary sign.
- To allow a painted wall sign to exceed the maximum permitted size and to have more than 1 tenant sign on a single façade.

- To allow “Landlord Signage” which is otherwise not permitted (1 is shown on east elevation and 1 is shown on the south elevation).
- To allow certain tenants to be permitted to use multiple sign areas per façade.

#### Building J

- To allow the size of single tenant wall signs to be 2.0 square feet per linear foot of tenant frontage,
- A variation is required to allow the size of the secondary wall sign to be greater than 50% of the allowable area of the primary sign.
- To allow a painted wall sign to exceed the maximum permitted size and to have more than 1 tenant sign on a single façade.
- To allow certain tenants to be permitted to use multiple sign areas per façade.

#### Building K

- To allow the size of single tenant wall signs to be 2.0 square feet per linear foot of tenant frontage,
- A variation is required to allow the size of the secondary wall sign to be greater than 50% of the allowable area of the primary sign.
- To allow a painted wall sign to exceed the maximum permitted size and to have more than 1 tenant sign on a single façade.
- To allow certain tenants to be permitted to use multiple sign areas per façade.

#### Building L

- To allow the size of tenant wall signs to be 2.5 square feet per linear foot of tenant frontage rather instead of the maximum size of 1 square foot per linear foot of tenant frontage.
- A variation is required to allow the size of the secondary wall sign to be greater than 50% of the allowable area of the primary sign.
- To allow a painted wall sign to exceed the maximum permitted size and to have more than 1 tenant sign on a single façade.
- To allow “Landlord Signage” which is otherwise not permitted (1 is shown on east elevation and 1 is shown on the south elevation).
- To allow certain tenants to be permitted to use multiple sign areas per façade.

#### Wall Sign Variations - General

- To allow marquee and blade signs to project perpendicular from the face of the building.
- To allow landlord and/or tenant to use painted wall signs for marketing, branding, and advertising.
- To allow logos to exceed the height of the lettering and to exceed the width of any two letters. Further to permit a logo to be greater than 4 square feet.

#### Temporary signs:

- To allow window signs to cover 25% of the glazed surface rather than 20 % as permitted.

- Banner signs may be displayed 30 days prior and 30 days after a store opening, in addition to the 30 day/year allowance.

Site Signage Variations:

- To allow the height of each sign to be 25' rather than the maximum permitted height of 8'.
  - To allow the size of each sign to be 285 square feet rather than the maximum permitted size of 50 square feet.
  - To allow the display of 6 tenants panels on each sign rather than the maximum permitted number of 1 and to allow logos to exceed the height of the lettering and to exceed the width of any two letters. Further to permit a logo to be greater than 4 square feet.
- The Commission voted 2-4 (Heidner, Mulcrone, Morris, Ballowe opposed, Gorog absent) on September 14, 2016 to recommend approval of the following:
    - Approval of a right-in right-out access on the southern most access on Milwaukee Avenue
  - The Commission voted 2-4 (Hezner, Cotton, Morris, Ballowe opposed, Gorog absent) on September 14, 2016 to recommend approval of the following:
    - Approval of no access on the southern most access on Milwaukee Avenue
  - The Commission voted 3-3 (Heidner, Mulcrone, Hezner opposed, Gorog absent) on September 14, 2016 to recommend approval of the following:
    - Approval of a right-in only access on the southernmost access on Milwaukee Avenue.

**The three (3) motions failed.**

The Commission members were opposed to allowing a right-in right-out on the southernmost access on Milwaukee Avenue near Whole Foods due to traffic safety concerns. Regency Centers indicated that this access was critical and the development could not move forward without the right-in/ right-out at this location.

- The Commission voted to recommend approval of the following Conditions of Approval and subject with general compliance with the following plans:
  - Final Engineering Plan approval by the Village Engineer and Final Landscape Plan approval by Landscape Architect to determine substantial conformity to approved preliminary plans, prior to issuance of a building permit.
  - No outdoor sales are permitted on the site without prior approval by the Village Board of Trustees.
  - IDOT approval of the proposed roadway and intersection improvements.
  - The Building Commissioner shall review and approve the type of building protection, i.e. bollards, curbing, etc, to prevent damage to the building for those portions of the building not protected by curbs.

- Developer contributions shall be made to School Districts 73, 128, and Vernon Hills Park District pursuant to Development Ordinance. Fee's will be collected prior to issuance of individual building permits.
- The Village Attorney shall review and approve the REA Documents for the project prior to recordation of the Plat of Subdivision.
- Final Plat of subdivision shall be modified reviewed and approved subject to Village Attorney and Village Engineer approval.
- Except as modified on the approved signage plan, , all signage shall comply with the Village's sign ordinance, being Chapter 19 of the Code of Ordinances.
- Cart return corrals shall be of the same aesthetic design and quality as the Shoppes of Gregg's Landing development.
- Signage for Cart Return Pens shall be informational. The maximum size of these signs shall be 3 sq ft.
- All off loading activity for Building L will occur within the screened enclosure.
- Petitioner is hereby encouraged to work with Vernon Hills building supply stores and to shop locally.
- The Village and Petitioner/Co-developers shall work together to address the following:
  - Maintain the residential development in single ownership by one entity.
  - The Village recognizes that there might be a desire to convert all or a portion of this project to condominiums. In that event, we further recognize there will be multiple residential owners. The Village wants the ability to approve a conversation before it could occur to insure the proper association documents and related standards are in place.
  - Share common area maintenance costs for the entire development.
- The landscape plans for Lot 1 and Lot 2 require the inclusion of bike racks. The number and locations of these racks will be reviewed and approved by the Village Landscape Architect.
- The Developers will work with the Village Staff to address all current technical review comments.
- Shared parking between Lot 1 and Lot 2 will be provided in the manner discussed and presented by Developer at the Public Hearing, and shall be included in the REA documents or other documents as required.
- There shall be no overnight parking or idling of trucks on Lot 1.
- Landscaping with perennial flowers will be required at each ground mounted sign subject to review and approval by the Village Landscape Technician.
- Regency shall maintain consistency of building materials between the architectural elevations and the monument signs.
- Automatic changing copy signs are prohibited for any wall mounted sign.
- Provide screening from all sides for the RTU's that are visible from Milwaukee Avenue or Townline Road and utilize a metal roof mounted system.
- Parking lot islands, median entrance magazines and adjacent parkways, grass areas of the magazine shall be irrigated.
- Compliance with all ordinance and standards of the Village except as otherwise noted on the approved plans.

- Annual approval of outdoor dining permits for any restaurant which provides outdoor seating.
- For any new tenant or building whose leasable space has its own exterior storefront, the Building Commissioner shall review the proposed storefront elevation to determine the general compatibility with the previously approved architecture and signage criteria. He may require changes to the elevations or the tenant may request to appear before the Village Board to request approval of the proposed elevation.
- After final plan approval by the Village Board, any minor plan amendments proposed by Regency and Focus shall be reviewed and approved by the Village Engineer, Building Commissioner, the Assistant Village Manager, and the Landscape Architect prior to Regency and Focus submitting construction plans for a building permit.
- Plat of subdivision is subject to IDOT approval
- Plat of dedication subject to drainage and utility easements and the required future IDOT right of way dedication being incorporated into a plat to be reviewed by the Village.
- Increase the colored articulation of the residential architecture.
- Landscaping subject to additional staff review and approval in the event site plan modifications impact the current proposed landscaping.
- Village staff will ensure no species and planting types are on the Midwest Invasive Plant Network list of invasive.
- Light poles adjacent to Milwaukee and Townline Road must be reduced to the parapet height of the adjacent buildings
- Shields shall be installed on light posts closest to the Lake County Forest Preserve District property
- Except as modified in the approved lighting plan, comply with all Village ordinances that pertaining to lighting
- Work with Village staff to provide access from Lots 1 and 2 to eastern portion of property (conservation easement)
- No individual sale or offsite advertising permitted in any signage depicted on the approved signage plan
- Differentiate elevation of signage on western elevations of Buildings F, H, and K adjacent to Milwaukee Avenue to break up profile of signage.
- Encourage public art or painted signs
- Approval of Signage and associated variations identified in the memorandum dated September 14 titled "Project Mellody Farms", except as modified during the Developer's presentation at the September 14 meeting
- Proceed with the revised architectural elevations as presented on September 14 with the exception of Building F which will only be modified by incorporating perforated metal.

**The Village is waiting on copies of updated plans. The plans listed below will be updated prior to Ordinance adoption.**

- Revised Engineering Improvement Plans prepared by Manhard Consulting, Ltd. with a revised date of July 29, 2016 and consisting of 26 pages.
- Plat of Subdivision prepared by Manhard Consulting, Ltd with a revised date of July 29, 2016 and consisting of 3 pages.
- Cross Sections prepared by Manhard Consulting, Ltd with a revised date of August 1, 2016 and consisting of 12 pages
- Overall geometric plan prepared by Manhard Consulting, Ltd with a date of January 27, 2016 and consisting of 4 pages.
- Site dimensional and Paving Plan prepared by Manhard Consulting Ltd with a revised date of August 11, 2016 and consisting of 5 pages.
- Signs Plan prepared by Regency Centers with a date of \_\_\_\_\_ and consisting of \_\_\_\_\_ pages.
- Development identification sign Plans prepared by Regency Centers dated of November 3, 2016 and consisting of 4 pages.
- Building Pad Exhibit prepared by Manhard Consulting Ltd with a revised date of July 27, 2016 and consisting of 1 page.
- Photometric Plan prepared by On-Site Lighting & Survey, LLC with a revised date of August 4, 2016 and consisting of 7 pages.
- Landscape Plan prepared by Wolff Landscape Architecture with a revised date of August 5, 2016 and consisting of 7 pages.
- Landscaping Plans prepared by Design Workshop with a received date of August 5, 2016 and consisting of 40 pages
- Architectural Plans – Detailed plans for Focus Development – Detailed Elevations dated August 5, 2016 prepared by Torti Gallas and Partners Inc. consisting of 10 pages and additional elevations prepared by Focus Development with revised date of August 12, 2016 consisting of 20 pages.
- Architectural Plans – Detailed plans by DDG Architects with a date of August 5, 2016 and consisting of 18 pages.

**Staff is seeking direction from the Committee on the following**

- To accept the variations that were not recommended for approval.
- To approve the proposed right-in/right-out at the southernmost entrance on Milwaukee Avenue.
- To require, as a condition of approval, the installation of traffic signals using Lake County's standard poles and signals.

**If the COW feels that the request is appropriate, it is recommended that the staff be directed to prepare the necessary ordinance granting approval to the following:**

- Approval of a Special Use Permit for a Planned Unit Development to allow development of a mixed use residential and retail commercial center known as Melody Farm along with certain variations, including but not limited to, building height, landscape buffer, yards and setbacks, building separation, signage and parking requirements.
- Approval of a Special Use Permit to allow restaurants, which may serve alcohol, a bank with a drive-thru facility and a pharmacy with a drive thru facility.

- Preliminary and final site and landscaping plan approvals
- Preliminary and final architectural elevations approvals
- Preliminary and final Plat of Subdivision approvals

The approvals would be subject to compliance with the variations and the Conditions of Approval list above.