

**MINUTES
COMMITTEE OF THE WHOLE MEETING
VILLAGE OF VERNON HILLS
JANUARY 24, 2017**

President Byrne called the meeting to order at 7:29 p.m.

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

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

**1. APPROVAL OF COMMITTEE OF THE WHOLE MEETING MINUTES OF
JANUARY 10, 2017**

Motion by Trustee Marquardt, second by Trustee Schultz, to approve the Committee of the Whole Minutes for the January 10, 2017.

Roll call vote:

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

NAYS: 0 - None

ABSENT AND NOT VOTING: 1 - Koch

Motion carried.

**2. GYM SPOT AND M&N RHYTHMIC GYMNASTICS – CONCEPT PRESENTATION FOR
A CHILDREN'S RECREATIONAL FACILITY TO BE LOCATED AT 500 BUNKER
COURT (AVM CAREY)**

Assistant Village Manager Carey stated representatives from Gym Spot and M&N Rhythmic Gymnastics were here to appear before the COW to present their concept plans for a children's recreational facility at 500 Bunker Court which requires a Special Use within the Continental Executive Park. The petitioners are proposing to relocate from their existing Mundelein location at 915 Tower Road. Unlike the previously approved Blast Zone which is located at 645 Fairway Drive in Continental Executive Park, this use will be primarily for scheduled gymnastics classes.

The building is 28,464 square feet consisting of warehouse (25,824 sq ft) and office space (2,640 sq ft). A total of 3,200 square feet of the warehouse will be utilized for rhythmic gymnastics with the remaining warehouse space being used for gymnastics equipment and mats. The space may also be utilized for birthday parties during non-peak times but food will not be provided at the building.

A sample class schedule is included in your packet with classes ranging from Age 1-2 to 4-18. Classes at their Mundelein location operate Monday through Saturday 9:00 a.m. to 6:30 p.m. A sample schedule indicates the total number of coaches and students who would be at the location at any given time.

Parking requirements for a children's recreational area within the Continental Executive Park require one parking space per three students. With the 48 existing parking spaces, no variation would be required. However, the petitioner has indicated a willingness to construct additional parking or lease parking spaces from adjacent buildings to address any overflow parking concerns.

Gym Spot and M&N Rhythmic Gymnastics intends to remodel the interior of the building but does not plan to make any exterior building modifications. Signage will comply with the Village's sign regulations.

Trustee Schultz expressed concerns with parking during peak events and would like at the presentation to the Board that they have cross easement agreements for parking in hand. Assistant Village Manager Carey stated, similar to other recreational facilities in Continental Executive Park, a condition of the use was to have such approval in place.

Attorney Brankin stated to the petitioner that this was concept review only and not binding on the Village Board and the petitioner would proceed at their own risk. The Village Board reserves the right to change or add conditions at any future meeting.

The COW felt the use was appropriate and directed Gym Spot and M&N Rhythmic Gymnastics to appear before the Planning & Zoning Commission for a public hearing and consideration of a special use permit.

3. PULTE HOMES & LOYOLA UNIVERSITY – THE RESIDENCES AT CUNEO MANSION AND GARDENS - CONSIDERATION OF REPORT AND RECOMMENDATIONS FROM THE PLANNING & ZONING COMMISSION REGARDING VARIOUS ITEMS INCLUDING THE REZONING, SITE PLAN, PLAT OF SUBDIVISION, AND SPECIAL USE FOR A PUD FOR PROPERTY LOCATED AT THE CUNEO MANSION & GARDENS (AVM CAREY)

Assistant Village Manager Carey state on the December 13, 2016, the Village Board in Committee of the Whole received the recommendations made by the Planning & Zoning Commission. During the course of discussion, a number of concerns were raised related to the Park District impact fees, gated access and private streets, architectural elevations and monotony code, and Loyola's proposed access onto Museum Boulevard. This led to a tabling of the item to allow Pulte and Loyola to review their submittal and provide additional information.

Pulte Homes and Loyola have subsequently submitted a letter dated January 9, 2017 with the following changes:

Specifically, Pulte Homes is proposing the following:

1. Removal of the Gated Entrance;
2. Streets publicly dedicated with a 40 foot ROW and 10 foot easements on both sides;
3. Provide a \$650,000 Park District impact fee on a pro rated basis at the time of individual building permits;
4. Revised the requested departure from the Monotony Code to indicate, "No house shall have the same plan and architectural style and color packing within 4 houses on either side;
5. Enhanced the Belfort American Cottage/Craftsman and Lyon Craftsman front elevations; and
6. Maintain Loyola University's proposed exit-only access to Museum Boulevard.

It should be noted that Pulte provided an analysis of the cost of constructing a two-lane roadway to Milwaukee Avenue for the Loyola University campus en lieu of exit-only access to Museum Boulevard. The estimated cost of construction is \$1,128,725 which is cost prohibitive for the developer. Loyola University provided the following information regarding their planned and current campus activities:

- There is a maximum potential for 5 classrooms on the property after planned renovations within the pavilion space;
- There are no less than 5 different schools within the university that plan to offer classes at the campus; nearly all are adult programs or masters' programs targeting older students;
- To date, no class has enrolled more than 15 students; it is not likely that future classes will be much larger;
- Nearly all classes will begin (during the week) around the 5pm to 6pm hour (with students entering from the Milwaukee Avenue entrance) and end around the 7:30pm to 9:00pm hours

(with students exiting on to Museum Blvd—during non-peak times); Saturday classes typically begin around the 9:00am hour and end at noon;

- Should the campus grow to the point where 4 or 5 classes exceed 15 students each simultaneously, Loyola has the option to stagger start times and thereby stagger the period in which any significant amount of students may be exiting on to Museum Blvd.

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

1. Approval to amend the zoning classification from R-7 Multiple Family Residential to R-5 Single-family Residential PUD;
2. Approval to amend the zoning classification from R-7 Multiple Family Residential to PIB, Public & Institutional Building;
3. Approval of a Special Use Permit for a Planned Unit Development to allow a single-family residential development along with certain departures, including but not limited to setbacks and lot size;
4. Preliminary site and landscaping plan approvals;
5. Preliminary approval of the architectural elevations and signage plans; and
6. Preliminary approval of the Plat of Subdivision.

The approvals would be subject to compliance with the departures and the Conditions of Approvals listed below. With approval of the proposed architectural elevations (including those updated models, certain architectural conditions of approval will be removed)

Departures: The petitioner is requesting the following departures:

1. Departures pertaining to the FAR of Lots 1-128 to allow a maximum FAR of .52 instead of .33.
2. Front Yard Setback: Allow a 4' encroachment for a 1-story front porch, decks or stoops.
3. Rear Yard Setback: Allow a 9' encroachment for a 1-story café bay, sunroom, gathering room, decks, stoops, platforms or covered porches having an overall width of not greater than 30'
4. Side Yard Setback: Allow a 1' encroachment for bay windows, box bays, masonry enhancements or masonry projections at interior side yards
5. Right of Way Dedication: Allow 60 feet ROW dedication en lieu of the required 66 feet ROW dedication.
6. Monotony Code: To allow homes of similar design to be separated by 4 lots (On the same side of the street) rather than 6 lots as required.
7. Monotony Code: To allow homes of similar design to be separated by the 4 lots most directly across the street; rather than not within 100'
8. To allow homes of the same color to be located less than four lots apart.
9. To allow four "Directional Signs", three "Model Signs" and one "Sale Center" sign consistent with the dimensions included in the signage plan.
10. To allow 40 feet ROW dedication with 10 feet easements on both sides en lieu of the required 66 feet ROW dedication.
11. To permit non-masonry constructed materials

Conditions of Approval for the entire Site:

1. Revise the plat to create an outlot for a total of 75-foot half ROW along Milwaukee Avenue per IDOT's Strategic Regional Arterial plan which will be dedicated at no cost to IDOT upon their request.
2. Common area open space (Outlots A-H) shall be maintained by the developer until such time as an HOA is managing the property.

3. A public path along Milwaukee Avenue shall be installed 8 feet in width and located within the ROW or adjacent ROW in a suitable easement and shall be extended from Gregg's Landing Commercial path southerly to Hawthorn Mall subject to the conditions from IDOT, the Village of Vernon Hills and the EJ&E Railroad.
4. An exhibit locating the sales trailer and related parking lot shall be included on a separate exhibit along with the location of the model homes.
5. Development identification signage shall be identified on the approved plans and comply with the Village's sign regulations.
6. Phasing plan shall incorporate transportation, utilities and storm water management during the first phase of construction.
7. The use of aluminum and vinyl siding shall be prohibited.
8. Roof covering shall be architectural random tab shingles, slate or cedar shake shingles.
9. All trees with a "0" or "1" rating will be removed along with all Ash and Buckthorn.
10. EIFS finishes shall only be used as an accent material and limited to architectural elements such as bays, entries, or dormers.
11. 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 would also include ornamental features such as bay and box bay windows, dormers, covered porches and architectural trims.
12. Design elements shown on the front elevation shall be incorporated into the side and rear elevations.
13. Building elevations will be approved by the Building Commissioner prior to issuance of a building permit on a per building basis.
14. Final approval of plans by the Village Engineer and Landscape Technician prior to issuance of a building permit.
15. Compliance with the Village's Street Lighting Poles standards as set forth in the Development Ordinance.
16. Developer contributions shall be made to School Districts 73 and 128 pursuant to Development Fee. Fees will be collected prior to issuance of individual building permits.
17. Compliance with all ordinance and standards of the Village except as otherwise noted.
18. Final Plat of subdivision shall be modified, reviewed, and approved subject to Village Attorney and Village Engineer approval.
19. For the standard designs, the percent of brick and/or stone on side and rear elevations needs to be increased.
20. For the standard models, brick/stone should terminate at logical locations and not just wrap around the front portion of the wall corner.
21. For the standard models, provide greater wall articulation on the rear elevation.
22. Parking lot lighting will be installed so as to shield light or glare from the residential properties to the north and west.
23. Provide landscape screening to the proposed shed adjacent from the Loyola University parking lot.
24. Developer contribution to the Park District shall be \$650,000 on a pro rated basis at the time of individual building permits.
25. Removal of the gated entranceway.
26. Dedicate public streets and built to Village standards.

David Cumming, representing Pulte, reviewed the proposals and conditions.

Susan Oster, 461 Baytree Circle, President of the Baytree HOA and also on the Board of Directors of Gregg's Landing South HOA, stated in previous meetings the Board had received their packet that included a petition with approximately 300 signatures indicating their concern with the proposal. She stated the slides show Museum Boulevard as a collector street but consistently omits the egress from Museum Boulevard onto Ring Drive. She stated Pulte's presentation talks about "off-peak" hours for

most transactions, but not at the mall. There is an exiting through this odd shaped intersection to the mall and those are “peak” times for shopping. She asked the Board to reconsider approval and challenged the developer to find an alternative exit onto Milwaukee Avenue.

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

1. Approval to amend the zoning classification from R-7 Multiple Family Residential to R-5 Single-family Residential PUD;
2. Approval to amend the zoning classification from R-7 Multiple Family Residential to PIB, Public & Institutional Building;
3. Approval of a Special Use Permit for a Planned Unit Development to allow a single-family residential development along with certain departures, including but not limited to setbacks and lot size;
4. Preliminary site and landscaping plan approvals;
5. Preliminary approval of the architectural elevations and signage plans; and
6. Preliminary approval of the Plat of Subdivision.

The approvals would be subject to compliance with the departures and the Conditions of Approvals listed above. With approval of the proposed architectural elevations (including those updated models, certain architectural conditions of approval will be removed)

Roll call vote:

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

NAYS: 0 - None

ABSENT AND NOT VOTING: 1 - Koch

Motion carried.

4. GOLF CART PURCHASE

General Manager Greg Roberts appeared before the COW to discuss replacement of the golf carts. He discussed alternative funding options for the purchase, including leasing and outright purchase. Replacing the carts is considered an expense at the course. The Village owns the carts but is reimbursed for the purchase cost from the operating revenue from the course.

Motion by Trustee Schultz, second by Trustee Williams, to direct staff to work with KemperSports to create the necessary documents to authorize the purchase of 30 RXV model golf carts with a five year payment schedule that would be put into place.

Roll call vote:

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

NAYS: 0 - None

ABSENT AND NOT VOTING: 1 - Koch

Motion carried.

5. ADJOURNMENT

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

Roll call vote:

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

NAYS: 0 - None

ABSENT AND NOT VOTING: 1 – Koch

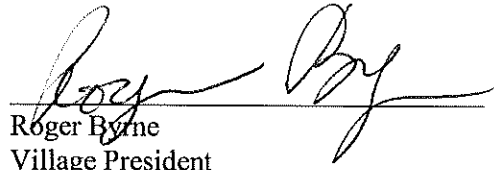
Motion carried.

Meeting adjourned 8:06 p.m.

Approved this 7th day of March 2017



John M. Kalmar
Village Clerk



Roger Byrne
Village President