

**VILLAGE OF VERNON HILLS
MINUTES OF THE COMMITTEE OF THE WHOLE MEETING
OF JULY 7, 2020**

Village President Byrne called the meeting to order at 7:25PM.

IN ATTENDANCE: President Byrne, Trustees Takaoka, Oppenheim, Schultz, Brown, Marquardt, and Koch. A quorum was established.

Also present were: Village Manager Fleischhauer, Chief Kreis, Community Development Director Atkinson, Chief Finance Officer Cratty, Village Attorney Ferolo, and Recording Secretary DeAnda.

**1. APPROVAL OF THE COMMITTEE OF THE WHOLE MEETING MINUTES
OF JUNE 16, 2020**

Motion by Trustee Schultz, second by Trustee Brown, to approve Committee of the Whole Minutes for the June 16, 2020 meeting.

Roll call vote:

AYES: 6 – Koch, Takaoka, Oppenheim, Schultz, Brown, Byrne

NAYS: 0 – None

ABSENT AND NOT VOTING: 0 - None

ABSTAIN: 1 - Marquardt

Motion carried.

**2. WOODLAND CHASE SUBDIVISION – REQUEST FROM ICON BUILDING
GROUP TO INCREASE THE MAXIMUM PERMITTED FENCE HEIGHT (CD
DIR ATKINSON)**

Motion by Trustee Koch, second by Trustee Oppenheim, to remove from the table the Woodland Chase Subdivision – Request from ICON Building Group to increase the maximum permitted fence height.

AYES: 7 – Koch, Takaoka, Oppenheim, Schultz, Brown, Byrne, Marquardt

NAYS: 0 – None

ABSENT AND NOT VOTING: 0 - None

ABSTAIN: 0 - None

Motion carried.

DCD Atkinson stated Representatives from ICON Building Group appeared before the COW on June 16 to request an amendment to Ordinance 2016-049 (This ordinance approved a Planned Unit Development (PUD) for the Woodland Chase Subdivision). The amendment would allow fence heights located in side and rear yards of individual lots to be 5'-0" in height rather than the maximum permitted height of 3'-0". The request was in response to feedback from residents of Woodland Chase. The subdivision is adjacent to a large natural area having an abundance of wildlife including coyotes, fox and deer. The taller fence will help keep animals out of private yards, allowing safe use for children and pets. Please note, the approved fence styles for this development would remain the same. These include picket, split rail and decorative aluminum.

During the June 16 discussion, Trustees raised concerns regarding the appearance of the taller fence. The development currently has 6'-0" board-on-board fencing along Route 45, Buffalo Grove Road and the cemetery. Increasing the overall permitted height of fencing on individual

lots may create a “Fortress” like appearance in the neighborhood. Other Trustees questioned how a 5’-0” fence could effectively keep coyotes from entering yards (Given they can easily jump a fence of this height). Ultimately, the COW voted to table the matter until such time that residents from Woodland Chase could attend a meeting and express their concern directly to the COW.

The COW needed to determine if the proposed amendment changes the concept or intent of the PUD. If the COW felt the amendment was 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 change was minor and supported the overall intent of the PUD, then it would be appropriate to recommend an amendment of the approved ordinance. If the COW felt the change was not appropriate, it could decline the amendment.

Please note: the applicant has amended their request to allow 5’-0” fencing only for decorative black aluminum styles. The maximum height for wood picket and split rail styles would remain at 3’-0”.

A copy of the letter from ICON Building Group along with the previously approved fence styles for the development were attached to the packet.

Residents Dirk Leahy, Sridmar Mandapati, and Justin Millner expressed their safety concerns for their children and pets with the lower fence.

Trustee Schultz left the meeting at 7:49PM.

Motion by Trustee Marquardt, second by Trustee Brown, to direct staff to prepare an ordinance amending Exhibit C of Ordinance 2016-049 allowing black decorative aluminum fencing that is 5’-0” in height rather than the maximum permitted height of 3’-0” in rear yards only.

Roll call vote:

AYES: 6 – Koch, Takaoka, Oppenheim, Brown, Marquardt, Byrne

NAYS: 0 – None

ABSENT AND NOT VOTING: 1 - Schultz

ABSTAIN: 0 - None

Motion carried.

3. FOREST EDGE TH LLC – PRESENTATION OF CONCEPT PLANS FOR A NEW INDUSTRIAL WAREHOUSE BUILDING LOCATED AT 888 FOREST EDGE DRIVE (CD DIR ATKINSON)

DCD Atkinson introduced representatives from Forest Edge TH LLC who appeared before the COW for concept presentation of their plans to redevelop the property located in Corporate Woods. The existing 2-story office building, previously occupied by Illinois Tool Works, would be demolished and replaced with a new industrial warehouse facility. The proposed use would comply with zoning regulations applicable to the Corporate Woods PUD. The building would be constructed on a speculative basis.

A 95,245 sq. ft. building is proposed on the existing 5.73-acre parcel. The architecture includes insulated pre-cast concrete panels with large glass features at the main entrances. The overall height is 32 feet above grade. The site will feature 16 loading docks, two drive-in doors and separate entrances for truck and automobile traffic. The parking lot includes 124 spaces in compliance with requirements. Staff will need to perform a detailed review of landscaping as part of the technical review process, in particular along the west property line adjacent to the residential apartment development.

Color elevations of the building along with a site plan were attached to the packet.

Attorney Ferolo noted to petitioner that this was preliminary concept presentation approval only and non-binding on the COW.

Because this property is located in Corporate Woods, a public hearing before the Planning and Zoning Commission is not required. Upon completion of the technical review process, Forest Edge TH LLC would come back to the COW for final review and consideration.

Motion by Trustee Marquardt, second by Trustee Brown, to direct Forest Edge TH LLC to begin the technical review process.

Roll call vote:

AYES: 6 – Koch, Takaoka, Oppenheim, Brown, Marquardt, Byrne

NAYS: 0 – None

ABSENT AND NOT VOTING: 1 - Schultz

ABSTAIN: 0 - None

Motion carried.

4. ADJOURNMENT

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

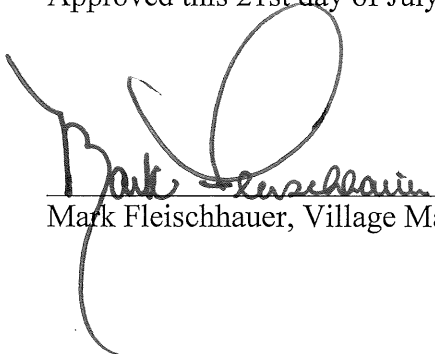
Voice Vote.

All in favor.

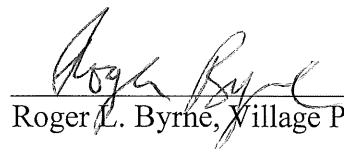
Motion carried.

Meeting adjourned at 8:12PM.

Approved this 21st day of July 2020.



Mark Fleischhauer, Village Manager



Roger L. Byrne, Village President