

**VILLAGE OF VERNON HILLS  
MINUTES OF THE COMMITTEE OF THE WHOLE MEETING  
OF AUGUST 16, 2022**

Village Manager Timony called the meeting to order at 7:20 PM.

IN ATTENDANCE: Trustees Forster, Marquardt, Oppenheim, Takaoka and Koch. Trustee Schenk was not present. President Byrne has given prior notice that he would not be in attendance. A quorum was established.

Also present were: Village Manager Timony, Assistant Village Manager Petrillo, Director of Community Development Atkinson, Director of Community Development Jennings, PW Director Brown, Chief Kreis, Finance Director Flori, Village Attorney Ferolo, Village Attorney Forte, Recording Secretary Heavrin.

Village Manager Timony called for a motion to appoint a Chairman Pro Tem for the duration of the Committee of the Whole meeting.

Motion by Trustee Oppenheim, second by Trustee Marquardt, to appoint Trustee Koch as Chairman Pro Tem for the duration of the meeting.

Roll call vote:

AYES: 5 – Takaoka, Forster, Marquardt, Oppenheim, Koch

NAYS: 0 – None

ABSENT AND NOT VOTING: 2 – Schenk, Byrne

Motion carried.

**1. APPROVAL OF THE COMMITTEE OF THE WHOLE MEETING MINUTES OF JULY 19, 2022**

Motion by Trustee Marquardt, second by Trustee Oppenheim, to approve the Committee of the Whole meeting minutes of July 19, 2022.

Roll call vote:

AYES: 4 – Forster, Marquardt, Oppenheim, Koch

NAYS: 0 – None

ABSTAIN: 1 - Takaoka

ABSENT AND NOT VOTING: 2 – Schenk, Byrne

Motion carried.

**2. REQUEST FOR AN OUTDOOR DINING AND SEATING ESTABLISHMENT PERMIT FOR FEATHER GLASS WINE AND EATERY LOCATED AT 700 NORTH MILWAUKEE AVENUE, #130**

Representatives of Feather Glass Corporation appeared before COW to discuss a plan for an Outdoor Dining and Seating Establishment permit for their business located in Hawthorn Hills Square. DCD Atkinson discussed the restaurant details and location. The proposed dining and seating area will be located on the sidewalk in front of the restaurant. Six (6) tables with a seating capacity of twenty-four (24) customers are proposed. A fence would be located around the perimeter separating the public from customers who may be consuming alcohol. A self-closing/self-latching gate is included. The restaurant's main door is to the right of the enclosure, so customers entering the restaurant would not have to pass thru the outdoor dining area. A portion of the landscape island in front of the restaurant will be relocated to accommodate tables/chairs.

1. Compliance with the requirements described in the Village of Vernon Hills Code of Ordinances, Chapter 10, Article VI.

2. Compliance with the application and plan, dated July 29, 2022.

Chairman Pro Tem Koch noted the changes would enlighten the area. Trustee Oppenheim asked if the fence is shared with the restaurant, BluFish. It was confirmed by the owners that the fence will be shared with BluFish.

Motion by Trustee Marquardt, second by Trustee Oppenheim to direct staff to prepare a resolution approving the outdoor dining request subject to the conditions and plans shown at the meeting.

Roll call vote:

AYES: 5 – Forster, Takaoka, Marquardt, Oppenheim, Koch

NAYS: 0 – None

ABSENT AND NOT VOTING: 2 – Schenk, Byrne

Motion carried.

The owners thanked the Village of Vernon Hills for their assistance in the process, approval and expressed appreciation for the opportunity to be a part of the Village.

**3. CONSIDERATION OF A REPORT AND RECOMMENDATIONS FROM THE PLANNING & ZONING COMMISSION FOR APPROVAL OF SITE PLAN, LANDSCAPE PLAN, ARCHITECTURAL ELEVATIONS AND CERTAIN VARIATIONS RELATED TO THE SIGN CODE ALLOWING REDEVELOPMENT OF THE FORMER DENNY'S PROPERTY LOCATED AT 890 MILWAUKEE AVENUE**

Representatives of Gateway 9 LLC appeared before the Planning and Zoning Commission on August 10, 2022 to present their plans to redevelop the former Denny's property and requested the following:

1. Preliminary and final approval of the site and landscaping plans; and
2. Preliminary and final approval of the architectural elevations; and
3. Approval of certain variations related to the Sign Code.

DCD Atkinson went over the redevelopment plan that creates two tenant spaces, one occupied by Wild Fork to the north and the other occupied by Heyday Med Spa to the south. Two small additions are being proposed, one located at the south/east corner of the building and the other at the north/east corner of the building. The parking lot would include new curb and gutters, grind and overlay of all parking surfaces, and upgrade of all walking surfaces. The plan also includes removal/replacement of all foundation plantings around the building. New landscape islands are proposed at the front corners of the building (N/E and S/E). Illumination will consist of LED light fixtures.

The existing mansard roof on the east elevation will be removed and the brick wall will extend up creating a parapet that would screen roof top equipment. The façade at the main entrance to Wild Fork will be a red tone. The commission recommended exterior finish materials on the east (Front) elevation be carried around to the north, south and west elevations. Wild Fork and Heydays Spa also proposed multiple wall signs at select locations of the façade with Exhibit A variations.

Diane Menza of Gateway 9 LLC summarized the retail space measurements and usage. Diane Menza, CDC Atkinson and the Board discussed the sign variations and the sign code is based on linear footage.

Conditions of the approval include; review and approval of landscaping plans by the Village Landscape Technician, which may require plant substitutions where appropriate, final engineering review by the

Village Engineer, compliance with all ordinances and standards of the Village and a Certificate of Building Use Conversion will be required.

### **Exhibit A - Sign Code Variations**

- *Section 19-3(c)(4)*: Allowing the logos for Wild Fork (2-total, One located on the east façade and the other located on the north facade) being 26.7 square feet in lieu of the maximum permitted size of 4 square feet; and
- *Section 19-3(c)(6)a*: Allowing Wild Fork having more than one wall sign on the east and north facades; and; and
- *Section 19-3(c)(6)a*: Allowing Wild Fork having a combined total size of all wall signs on the east elevation to be 123.45 square feet in lieu of the maximum permitted size of 53.47 square feet; and
- *Section 19-3(c)(6)b*: Allowing Wild Fork having a combined total size of all wall signs on the north elevation to be 80.9 square feet in lieu of the maximum permitted size of 26.7 square feet; and
- *Section 19-3(c)(6)b*: Allowing Wild Fork having a wall sign on the west elevation to be 49.3 square feet in lieu of the maximum permitted size of 26.7 square feet; and
- *Section 19-3(c)(7)a*: Allowing Heyday Spa having a wall sign on a façade that does not front on a public street or public access road (south façade).
- *Section 19-3(c)(7)b*: Allowing two monument signs to each display two tenant panels rather than one as permitted.

Public Works Director/ Engineer David Brown added that the slopes of the intersection are being adjusted by extending the right turn lane to be safer, however, that would need granting of an easement. Diane Menza agreed to work with the Village on this variation with the easement.

Motion by Trustee Marquardt, second by Trustee Forster to direct staff to prepare an ordinance approving site plan amendments, landscape amendments, architectural approval, and approval of certain sign variations in accordance with the plans that are presented, in accordance with the conditions referenced in the board packet, and approval of certificate of building use conversion allowing an area that comprises 70.2% of the building verses 80%.

Roll call vote:

AYES: 5 – Forster, Takaoka, Marquardt, Oppenheim, Koch

NAYS: 0 – None

ABSENT AND NOT VOTING: 2 – Schenk, Byrne

Motion carried.

### **4. VERNON HILLS ATHLETIC COMPLEX (VHAC) CONCESSIONS PROPOSAL (BO-BO'S GYROS VERNON HILLS)**

Farid (Freddy) Zahra of Bo-Bo's Gyros Vernon Hills is requesting to operate the concessions stand at the Vernon Hills Athletic Complex (VHAC) during the spring and fall athletic seasons. Currently, the VHAC does not have a concessions operator. On occasion, the concessions stand is operated by local civic groups during weekend tournaments. The most recent concessions license agreement expired in 2018. Mr. Zahra asked for consideration of the proposed concept and to provide direction to staff on the use and licensing of the VHAC concessions stand to Bo-Bo's Gyros in Vernon Hills.

The Board directed staff to prepare a trial basis agreement and bring it to the September 6, 2022 meeting for vote. This agreement will be revisited next spring.

**5. ADJOURNMENT**

Motion by Trustee Oppenheim, second by Trustee Marquardt, to adjourn the Committee of the Whole meeting immediately after the Committee of the Whole meeting, where there will be an Executive Session scheduled to discuss Litigation-[Sec. 2(c)(11)]; Land Acquisition-[Sec. 2(c)(5)]; Personnel-[Sec. 2(c)(1)] and Approval of Minutes-[Sec. 2(c)(21)] of the Open Meetings Act.

Roll call vote:

AYES: 5 – Forster, Marquardt, Oppenheim, Takaoka, Koch

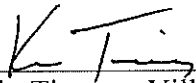
NAYS: 0 – None

ABSENT AND NOT VOTING: 2 – Schenk, Byrne

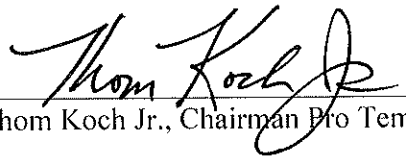
Motion carried.

Meeting adjourned at 8:01 PM.

Approved this 6<sup>th</sup> day of September, 2022



Kevin Timony, Village Clerk



Thom Koch Jr., Chairman Pro Tem