

**MINUTES  
COMMITTEE OF THE WHOLE MEETING  
VILLAGE OF VERNON HILLS  
JANUARY 5, 2010**

IN ATTENDANCE: President Pro-tem Koch called the meeting to order at 7:56 p.m. The following Trustees were present: Hebda, Koch, Schultz and Schwartz. Trustees Marquardt, Williams were absent. President Byrne arrived at 8:10 p.m.

Also present were Village Manager Allison, Assistant Village Manager Kalmar, Finance Director Nakrin, Chief of Police Fleischhauer, Village Engineer Brown, Public Works Director Laudenslager, Commissioner Atkinson, Attorney Kenny.

**1. APPROVAL OF 12/15/2009 COMMITTEE OF THE WHOLE MINUTES.**

Motion by Trustee Schultz, second by Trustee Hebda approval of the 12/15/2009 Committee of the Whole Minutes. Roll call vote:

AYES: 4-Hebda, Koch, Schultz, Schwartz

NAYS: 0-None

ABSENT AND NOT VOTING: 2-Williams, Marquardt

Motion carried.

**2. CONSIDERATION OF A RECOMMENDATION FROM THE ZONING BOARD OF APPEALS FOR SIGN VARIATIONS AT TOWNLINE COMMONS, 555 E. TOWNLINE ROAD.**

Building Commissioner Atkinson stated representatives were present to request variations from the Sign Code to allow a 19-foot high, 206 square foot and display five tenants as provided in the revised plans distributed at the evening's meeting. The petitioner appeared before the 12/10/2009 Zoning Board of Appeals and testified the property cannot yield a reasonable use and return if the variance was not granted because tenant visibility was limited due to the large setback from Townline Road and from mature landscaping adjacent to the right of way. The plight of the owner was due to unique circumstances caused by current economic conditions. There were two large vacancies totaling 30.1% of the center, which caused an economic hardship for ownership because the vacancy rate had placed them in violation of co-tenancy terms of individual tenant leases. The essential character of the neighborhood would not be altered since the one new sign would be replacing two existing signs in generally the same location.

The Zoning Board of Appeals recommendation for the three variances failed in a 3-2 vote, which was subject to the following conditions:

- A building permit shall be required for individual tenant panels.
- Logos shall not be permitted.
- The font shall be the same for all tenant panels.
- The lettering and background color shall be consistent for all tenant panels.
- The two existing signs adjacent to Townline road reading "Townline Commons" are required to be removed.

With further discussion, it was decided to reduce the tenant sign to approximately 16.5-feet in height, which would allow for only 4 tenant names. Motion by Trustee Schultz, second by Trustee Koch approval to direct staff to prepare the necessary ordinance approving the variations subject to the

conditions recommended by the Zoning Board of Appeals, new revised plans showing the 16.5-foot sign with 4 tenants, and allowing for current graphics on signs. Roll call vote:

AYES: 5-Hebda, Koch, Schultz, Schwartz, Byrne

NAYS: 0-None

ABSENT AND NOT VOTING: 2-Williams, Marquardt

Motion carried.

**3. REQUEST FROM MILWAUKEE AVENUE DEVELOPMENT PARTNERS, LLC FOR APPROVAL OF FAÇADE RENOVATIONS AT 551 NORTH MILWAUKEE AVENUE.**

Building Commissioner Atkinson stated representatives of Milwaukee Avenue Development Partners, LLC (Formerly the Circuit City building) were present to request approval of facade renovations to convert the building to a multi tenant medical office building. President Byrne stated he was not interested in converting sales tax revenue generating facility to a non tax generating facility; Trustee Schultz concurred. Attorney Kenny stated the medical use was an allowable use under the RPUD for the Rivertree/Marketplace site. Motion by Trustee Schultz, second by Trustee Hebda to table the discussion. Roll call vote:

AYES: 5-Koch, Schultz, Schwartz, Hebda, Byrne

NAYS: 0-None

ABSENT AND NOT VOTING: 2-Williams, Marquardt

Motion carried.

**4. REQUEST FROM NORTHSHORE UNIVERSITY HEALTH SYSTEM FOR APPROVAL OF TEMPORARY MRI AND CT TRAILERS AT 225 NORTH MILWAUKEE AVENUE.**

Building Commissioner Atkinson stated representatives of NorthShore University Health System (NSUHS) were present to request approval of temporary trailers during the up-grading its MRI and CT units. Each trailer would be approximately 11'x 48' and would be located in the south parking lot adjacent to the building. An aluminum fabric awning would be installed over an existing sidewalk leading from the building to the trailer. The awning would be fully enclosed to protect patients using the facility. The CT temporary trailer would be installed in February, 2010; then be replaced with the MRI trailer in April, 2010. The MRI trailer and awning would then be permanently removed in September, 2010. The temporary units would be in place for approximately eight months. Motion by Trustee Hebda, second by Trustee Schultz approval to direct staff to prepare the necessary ordinance approving the amended site plan subject to the following.

1. Compliance with the proposed site plan prepared by OKW Architects, dated October 28 , 2009
2. Compliance with the plan layout and elevation drawings prepared by AK Specialty Vehicles, dated October 28, 2009
3. The trailer and all appendices shall be removed from the site no later than September 30, 2010.

Roll call vote:

AYES: 4-Schultz, Schwartz, Hebda, Koch

NAYS: 0-None

ABSENT AND NOT VOTING: 2- Williams, Marquardt

5. **ADJOURNMENT.**

Motion by Trustee Schultz, second by Trustee Schwartz approval to adjourn the Committee of the Whole meeting and go to Closed Session for discussion of land disposition-[Sec. 2(c)(6) and personnel-[Sec. 2(c)(1)] as allowed under the Open Meetings Act. Roll call vote:

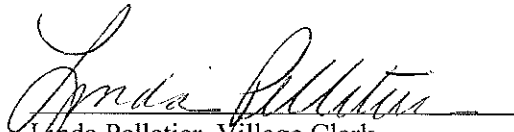
AYES: 4-Schultz, Schwartz, Hebda, Koch

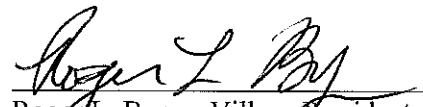
NAYS: 0-None

ABSENT AND NOT VOTING: 2- Williams, Marquardt

Motion carried.

Meeting adjourned at 8:45 p.m.

  
Linda Pelletier, Village Clerk

  
Roger L. Byrne, Village President