

**MINUTES  
COMMITTEE OF THE WHOLE MEETING  
VILLAGE OF VERNON HILLS  
JANUARY 24, 2012**

President Byrne called the meeting to order at 7:40 p.m.

**IN ATTENDANCE:** President Byrne and Trustees Koch, Marquardt, Schultz, Williams, Schwartz, and Hebda. A quorum was established.

Also present were: Village Manager Allison, Assistant Manager Kalmar, Finance Director Nakrin, Building Commissioner Atkinson, Public Works Director/Village Engineer Brown, Chief Fleischhauer, Attorney Kenny and Recording Secretary Fischbach

**1. APPROVAL OF THE COMMITTEE OF THE WHOLE MINUTES JANUARY 10, 2012**

Motion by Trustee Schultz, second by Trustee Marquardt to approve the Committee of the Whole Minutes for January 10, 2012.

Roll call vote:

AYES: 6 - Koch, Marquardt, Schultz, Williams, Schwartz, Hebda

NAYS: 0 - None

ABSENT AND NOT VOTING: 0 None

Motion carried.

**2. SWALCO 60% RECYCLING PLAN PRESENTATION.**

Executive Director Walter Willis presented the Recycling Task Force recommendations and responded to questions from the Village Board and staff. At a future meeting, the 60% Recycling plan will be presented to the Village Board for approval. The Village currently meets the recycling goals for 2015 and with additional recycling outreach efforts could meet the 2020 goals.

**3. REQUEST FROM OLD NAVY FOR APPROVAL OF FAÇADE RENOVATIONS AT 701 NORTH MILWAUKEE AVENUE, SUITE 164**

Representatives of Old Navy appeared before the COW to request approval of facade renovations to their new facility in Rivertree Court Shopping Center. The new store will be relocated from Market Place Shopping Center to the space formally occupied by Michael's. The store size will be approximately 14,500 square feet. The new design would "square off" the shape of the entrance canopy including removal of the center masonry column. The parapet would be slightly raised to a height of 30'-0". Existing windows would be replaced with brick and split face CMU's at the base. New masonry materials will match the existing center. The main entrance would be centered on the store front. A copy of the drawings showing the existing and proposed elevation changes along with pictures of the existing building were provided to the board.

Motion by Trustee Schultz, second by Trustee Marquardt to direct staff to prepare an ordinance approving the changes subject to the following conditions:

1. Compliance with the elevation drawings prepared by JTS Architects, dated January 9, 2012.
2. Compliance with letter from JTS Architects, dated January 12, 2012 regarding the proposed renovation.

Roll call vote:

AYES: 6 - Koch, Marquardt, Schultz, Williams, Schwartz, Hebda

NAYS: 0 - None

ABSENT AND NOT VOTING: 0 None

Motion carried.

**4. CONSIDERATION OF REPORT AND RECOMMENDATION FROM THE PLANNING AND ZONING COMMISSION REGARDING A REQUEST FOR APPROVAL TO AMEND THE FINAL BUILDING ELEVATIONS FOR A PORTION OF THE BUILDING FORMERLY OCCUPIED BY BLOCKBUSTER VIDEO/VERIZON WIRELESS. THE NEW USE WILL ALLOW A RESTAURANT CALLED PEI WEI ASIAN DINER TO BE LOCATED AT 701 NORTH MILWAUKEE AVENUE, SUITE 366**

Assistant Village Manager Kalmar indicated that representatives from Clark Commercial Development, PEI WEI Asian Diner and Rivertree at Vernon Hills, LLC appeared before the Planning and Zoning Commission at its January 18, 2012 meeting to request approval to amend the approved building elevations for the existing building located on Milwaukee Avenue at the entrance to Rivertree Shopping Center. The building is the former location for Blockbuster Video and Verizon Wireless. Approval of this petition will allow PEI WEI Asian Diner to locate in Suite 366. PEI WEI Asian Diner is a fast casual Asian restaurant that offers sit down and take service. They will have a total of 70 seats with no outdoor seating due to a lack of space.

The petitioners discussed the proposed changes to the current exterior design of the building indicating that a new entrance for the restaurant would be created at the southwest corner of the building. The exterior changes would include adding metal canopies above the main entrance, new black aluminum storefront windows and door frames and limestone tile on the walls. These improvements would help to define the entrance of the restaurant while adding some architectural contrast to the building. In addition to these improvements, parapet walls will be added to the roof to screen the rooftop mechanical units. The height of the entrance feature is limited by the shopping center covenants. It was also noted that a new trash enclosure would be constructed on the east side of the building in an existing, unused service drive. The new enclosure would be built using masonry materials which match the building and metal gate. It will serve all three spaces within the building. As a recommended condition of approval, the new enclosure area must be completed prior to the restaurant opening due to the number of dumpsters needed for the property.

The Commission members expressed support for the new elevations and for the new restaurant and voted 5-0 to recommend approval to amend the approved building elevations for Pei Wei Asian Dinner and the property formerly occupied by Blockbuster Video/Verizon Wireless located at 701 North Milwaukee Avenue, Suite 366 in the Rivertree Shopping Center, subject to the following conditions:

1. Compliance with plans prepared by Ideation Design Group entitled Pei Wei Asian Diner - Rivertree Court Outbuilding, consisting of Pages C1, SP, A1, A1.1, A2, A2.1, A2.2, A3, A 3.1, A3.2 and dated with a stamped RECEIVED date of December 29, 2011. The plans may be updated to reflect additional conditions required by the Commission or Village Board.
2. The expansion of the trash enclosure as set forth in P&Z Case #12-02 shall be completed prior to issuance of any certificate of occupancy.
3. Compliance with all ordinances and standards of the Village except as may otherwise be provided.

Motion by Trustee Schultz, second by Trustee Hebda to direct staff to prepare the necessary ordinance granting approval to amend the approved building elevations for Pei Wei Asian Dinner, subject to the conditions listed above

Roll call vote:

AYES: 6 - Koch, Marquardt, Schultz, Williams, Schwartz, Hebda

NAYS: 0 - None

ABSENT AND NOT VOTING: 0 None

Motion carried.

**5. CONSIDERATION OF REPORT AND RECOMMENDATION FROM THE PLANNING AND ZONING COMMISSION REGARDING A REQUEST FOR APPROVAL TO AMEND THE APPROVED FINAL SITE AND LANDSCAPING PLANS AND BUILDING ELEVATIONS, EXCLUDING SUITE 366 (PEI WEI), FOR THE PROPERTY FORMERLY KNOWN AS BLOCKBUSTER VIDEO/VERIZON WIRELESS BUILDING AND LOCATED AT 701 NORTH MILWAUKEE AVENUE, BEING LOT 1 IN THE RIVERTREE SHOPPING CENTER**

Assistant Village Manager Kalmar indicated that representatives of Rivertree at Vernon Hills, LLC appeared before the Planning and Zoning Commission at its January 18, 2012 meeting to request approval to amend the approved final site and landscaping plans and building elevations for the existing building located on Milwaukee Avenue at the entrance to Rivertree Shopping Center. The building is the former location for Blockbuster Video and Verizon Wireless. This request was for the balance of the building and excluded the PEI WEI elevation. The petitioner indicated that the building was being repurposed to create three leasable spaces within the structure. Space 1 would contain the PEI WEI Asian Diner. Spaces 2 and 3 are not leased at this time and may be reconfigured to meet a future tenant's needs in the future.

The petitioner stated that the proposed changes to the building façade were minor. The most significant change was the removal of an existing garage door on the north elevation that was previously used by Verizon. It will be replaced with doors and related side windows which will match the existing doors. He stated that the existing EIFS would also be repainted to match the existing EIFS color so as to improve the overall appearance of the building.

The petitioner indicated that a new trash enclosure would be constructed on the east side of the building in an existing, unused service drive. The new enclosure will be built using masonry materials which match the building and metal gate. It will serve all three spaces from this one location. The enclosure will be screened by new evergreen trees.

The petitioner stated that the existing landscape plan for the site was to be updated to add plant materials along Milwaukee Avenue, the north property line and to screen the trash enclosure. This material will supplement the existing plants and fill in area where plants have been lost over the years. It was noted that the planting beds along Milwaukee Avenue were renovated 4-5 years ago. The staff will work the property owner to assess the health of the plant materials along Milwaukee Avenue due to concerns with snow and salt damage.

The Commission voted 5-0 to recommend approval to amend the approved final site and landscaping plans and building elevations, **excluding Suite 366 (Pei Wei)**, for the property

formerly known as Blockbuster Video/Verizon Wireless located at 701 North Milwaukee Avenue, being Lot 1 in the Rivertree Shopping Center.

The motion was be subject to the following Conditions of Approval:

1. Compliance with plans prepared by Becker Architects Limited entitled Rivertree Court Outbuilding, consisting of Pages A100, A101 and A102 and dated December 5, 2011. The plans may be updated to reflect additional conditions required by the Commission or Village Board.
2. General compliance with landscape plan prepared by Becker Architects Limited entitled Rivertree Court Outbuilding, consisting of Page L100 and dated September 12, 2011. The plan is subject to compliance with the Village Landscape Ordinance and approval by the Village's landscape tech. The plan may be altered to comply with the Landscape Ordinance.
3. The expansion of the trash enclosure as setforth in the attached plans shall be completed prior to issuance of any certificate of occupancy.
4. Compliance with all ordinances and standards of the Village except as may otherwise be provided.
5. Continued discussions with Inland Realty, Rivertree Court Owner, regarding cross easement parking should the need arise as identified by Village staff for all tenants
6. The building shall contain a maximum of two leasable spaces in the building, in addition to the Pei Wei space

Motion by Trustee Schultz, second by Trustee Hebda to direct staff to prepare the necessary ordinance granting approval to amend the approved final site and landscaping plans and building elevations, excluding Suite 366 (Pei Wei), for the property formerly known as Blockbuster Video/Verizon Wireless located at 701 North Milwaukee Avenue, being Lot 1 in the Rivertree Shopping Center, subject to the conditions listed above.

Roll call vote:

AYES: 6 - Koch, Marquardt, Schultz, Williams, Schwartz, Hebda

NAYS: 0 - None

ABSENT AND NOT VOTING: 0 None

Motion carried.

5. **POLICE DEPARTMENT BUILDING MODIFICATIONS FOR TELECOMMUNICATIONS**  
Village Manager Allison and Police Chief Fleischhauer briefed the Village Board that there are some modifications needed at the Police Communications Center with the addition of Libertyville. Since the IGA with Libertyville is almost finished and approval is imminent, Staff would like to start planning for the modifications. The Hezner Corporation has provided a proposal not to exceed \$2,500 to consult and produce drawings for these modifications. At this point, it is contemplated that there will be a counter on the west side of the lobby, a modified entry, and moving of a wall to facilitate space for two employees. Staff wants to do this review so that all issues are covered with mechanicals, any life safety issues are indentified and finally a document to provide a price to proceed with the work. After Libertyville approves the IGA, staff will then come back with the plan.

President Byrne wished Senator Kirk a quick recovery from a stroke. He also expressed condolences to the family of Chuck Kamminga for the loss of his mother and also to Office Berryhill for the loss of his wife, Sharon.

**6. ADJOURN THE COMMITTEE OF THE WHOLE**

On a motion by Trustee Schultz and second by Trustee Williams the Committee of the Whole was adjourned.

Roll call vote:

AYES: 6 - Koch, Marquardt, Schultz, Williams, Schwartz, Hebda

NAYS: 0 - None

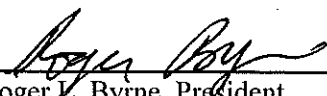
ABSENT AND NOT VOTING: 0 None

Motion carried.

Meeting adjourned at 8:30 p.m.

Approved this 7<sup>th</sup> Day of February 2012

  
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Michael S. Allison, Village Manager/Clerk

  
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Roger L. Byrne, President

MSA/LLF