

**MINUTES  
COMMITTEE OF THE WHOLE MEETING  
VILLAGE OF VERNON HILLS  
JANUARY 27, 2009**

IN ATTENDANCE: President Byrne called the meeting to order at 7:30 p.m. The following Trustees were present: Hebda, Marquardt, Koch, Schultz, Schwartz and Williams.

Also present were Village Manager Allison, Assistant Village Manager Kalmar, Finance Director Nakrin, Chief of Police Fleischhauer, Village Engineer Brown, Public Works Director Laudenslager, Attorney Wolfberg and Village Clerk Pelletier.

**1. APPROVAL OF 1/06/2009 COMMITTEE OF THE WHOLE MINUTES.**

Motion by Trustee Williams, second by Trustee Marquardt approval of the 1/06/2009 Committee of the Whole Minutes. All ayes, no nays. Motion carried.

**2. ZF INDUSTRIES – CONCEPT PLAN PRESENTATION OF EXPANSION PLANS FOR PROPERTY LOCATED AT 777 HICKORY HILL DRIVE IN CORPORATE WOODS.**

Robert Peron of Van Vlissingen and Dave Gillespie of Gillespie Design Group presented plans for the expansion of ZF Industries, a worldwide supplier of gearboxes for transmissions. ZF Industries was proposing a 128,216 sq. ft. addition to the west side of the existing building. The height of the building would be increased from 24 to 40 feet on the addition. Tree removal would need to be done for build-out. Staff recommended a portion of the parking lot be land-banked. Stormwater detention would need to be addressed.

Trustee Schultz complimented the warehouse design and questioned why the Corporate Woods developer was not in favor of connecting their property with other nearby developments in accessing Route 45 at a traffic signal. Mr. Peron responded the nearby developer had not contacted Van Vlissingen in 2 years. Motion by Trustee Koch, second by Trustee Williams approval to begin the technical review process pursuant to the Corporate Woods Development Agreement. Roll call vote:

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

NAYS: 0-None

ABSENT AND NOT VOTING: 0-None

Motion carried.

**3. RETAIL REVIEW-PRELIMINARY REPORT.**

President Byrne announced the Village had appointed an ad-hoc Retail committee to participate in a retail study. Mr. John Melaniphy presented a preliminary report. The holiday sales nation wide was the lowest in 40 years. An estimated 500,000 people had lost their jobs, the highest in 15 years. Home foreclosures were at a record high. A record number of business closings were forecasted for the upcoming year. Vernon Hill eateries were at a low as well as apparel sales. Furniture sales surpassed the other areas retail sales. Mr. Melaniphy reviewed the various businesses that may close over the course of the year. Mr. Melaniphy reviewed a list of possible businesses that might open in the Village. The Committee concurred the Village did not need additional banking institutes.

**4. METRA COMMUTER PARKING FEES.**

Manager Allison provided four spreadsheets with the estimated revenues and expenditures for the Metra station. Spreadsheet #1 for FY2009-10 showed a \$129,154 deficit, which included the purchase of an automated fare collection system. Spreadsheet # 2 for FY2010-11 showed the automated fare system was implemented the prior year and no capital improvements incurred during the year showed

an \$84,154 deficit. Spreadsheet #3 for FY2009-10 assuming there was no change in the farebox collection system and a \$5,000 replacement of existing boxes showed a \$100,002 deficit. Spreadsheet #4 used the same assumptions as Spreadsheet #2 for FY2010-11, with the continued use of a manual collection system, showed a \$95,002 deficit. Mr. Allison stated an increase to \$2 per day could reduce the deficit. Metra would need to approve the increase. Staff recommended working with Buffalo Grove and other municipalities on an agreement.

5. **CN/EJ&E AGREEMENT.**

Manager Allison stated staff would review the EJ&E issues and the Metra proposal. The Village staff had concerns were the painting of the CN viaduct and funding for the Quiet Zone. Mr. Allison stated the CN wayside horns would be eliminated at Route 60 and Butterfield Roads. The Route 60 entrance to the American Mattress facility would need to be addressed. Trustee Koch stated concerns regarding fencing near Russet Way. A Memorandum of Understanding would be drafted for future approval.

6. **ADJOURNMENT.**

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

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

NAYS: 0-None

ABSENT AND NOT VOTING: 0-None

Motion carried.

Meeting adjourned at 9:05 p.m.

  
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Linda Pelletier, Village Clerk

  
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Roger L. Byrne, Village President