

**MINUTES  
COMMITTEE OF THE WHOLE MEETING  
VILLAGE OF VERNON HILLS  
MARCH 3, 2009**

IN ATTENDANCE: President Byrne called the meeting to order at 8:31p.m. The following Trustees were present: Hebda, Koch, Marquardt, Schultz, Schwartz, and Williams.

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

**1. ZF INDUSTRIES – PRESENTATION OF FINAL PLANS AND REQUEST FOR FINAL APPROVAL**

The Village Board had a brief discussion concerning approval of the proposed improvement at ZF Industries.

Motion by Trustee Hebda, second by Trustee Williams to direct staff to prepare the necessary ordinance granting approval to this project, subject to compliance with the submitted plans, final engineering and landscaping approvals, provision of the emergency connection with gate and compliance with ordinances and standards of the Village. Roll call vote:

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

Nays: 0-None

Absent and not voting: 0-None

Motion carried.

**2. PRESENTATION OF TREE PRESERVATION REPORT**

Assistant Village Manager Kalmar presented an overview of the issues considered in the Tree Preservation Ordinance. Assistant Village Manager Kalmar mentioned another option for consideration was to protect heritage (trees of value) trees and landmark (elite trees of at least 36"DBH or greater) trees. The Village Board concurred with forwarding the matter to the Planning and Zoning Commission for further consideration of adopting a Tree Preservation ordinance.

**3. PATHYWAY SENIOR HOUSING PROJECT – REPORT AND RECOMMENDATION FROM PLANNING AND ZONING COMMISSION**

Assistant Village Manager Kalmar introduced the three actions requested by the petitioner, which were rezoning, special use, and preliminary site, landscaping plan and building elevation. Appearing before the Village Board were Bob Helle, Pathway Development, LLC; Mary Ellen Tomacci, Lake County Residential Development Corporation; Brian Cloch, Pathway Senior Living, LLC; Keith Jacobs, Jacobs Home; Mark Hopkins, HKM Architects; and Sharon Roberts, Lake County Health Department. There was a presentation of their plans to construct an affordable senior housing complex, including a senior apartment building and supportive living facility.

Dave Doerhoefer, President of the Vernon Hills Park District indicated the need to expand field house space and the desire to expand in the area of the Sullivan Center adjacent to the property in question. The Village Board had an extensive discussion concerning the development. President Byrne stated that while not an ideal site, there was a great need for affordable senior housing and the Village did not own another site that could accommodate the development. Village Attorney Kenny explained the required vote at the Village Board level for the approval. For rezoning, the Mayor could vote; Special Use, the Mayor could not vote; and Site Plan, the Mayor votes in case of a tie.

Motion by Trustee Hebda, second by Trustee Williams to direct the staff to prepare the necessary ordinance to amend the zoning classification from OR&D Office, Research and Development District to R-7, Multi-Family Dwelling District for the legally described property. Roll call vote:

Ayes: 5- Schwartz, Williams, Hebda, Koch, Marquardt

Nays: 1-Schultz

Absent and not voting: 0-None

Motion carried.

Motion by Trustee Williams, second by Trustee Hebda to direct the staff to prepare the necessary ordinance granting the approval of a Special Use Permit, along with certain variations including but not limited to setbacks, building height, density and parking requirements to allow the construction of an assisted living facility and congregate housing for the elderly with an affordable senior housing complex to be known as "Victory Centre of Vernon Hills." Roll call vote:

Ayes: 5 – Schwartz, Williams, Hebda, Koch, Marquardt

Nays: 1- Schultz

Absent and not voting: 0-None

Motion carried.

Trustee Schwartz asked about architecture and Village Manager Kalmar suggested forming a subcommittee to review architecture. Trustees Schwartz and Marquardt volunteered for this ad hoc subcommittee.

It was agreed to have further discussion on the Park District donation for the Pathway Senior Housing project. Trustee Hebda stated any Park District donation should be used for senior oriented improvements. Village Attorney Kenny will research further designating a development donation for a specific purpose.

Motion by Trustee Williams, second by Trustee Hebda to direct the staff to prepare the necessary ordinance granting the approval of preliminary site and landscaping plans and building elevations for the legally described property. Roll call vote:

Ayes: 5- Williams, Hebda, Koch, Marquardt, Schwartz

Nays: 1-Schultz

Absent and not voting: 0-None

Motion carried.

#### **4. CN & EJ&E MEMO OF AGREEMENT**

Village Manager Allison discussed approval of the CN Memo of Agreement. It was noted that the Village has the ability to construct a fence near Plymouth Farms; however, staff will review in the fall.

Motion by Trustee Hebda, second by Trustee Schultz to approve signing the Memorandum of Agreement between the Village of Vernon Hills and Canadian National Railway regarding the CN's acquisition of the EJ&E Railway. Roll call vote:

Ayes: 5 – Hebda, Marquardt, Schultz, Schwartz, Williams

Nays: 0-None

Absent and not voting: 1-Koch

Motion carried.

#### **5. LIGHTING PREDICTION AND WARNING SYSTEM.**

Village Manager Allison and Public Works Director Laudenslager explained the arrangement made with Thor Guard to make modifications to the radio system; however, not to pay for the modifications until the Village receives a satisfactory operation of the system. Public Works Director Laudenslager stated the approximate cost is \$2,400.

Motion by Trustee Schultz, second by Trustee Williams to approve the proposal from Thor Guard, Inc. in the amount of \$2,400 for modifications to the lightning prediction and warning system. Roll call vote:  
Ayes: 6- Koch, Marquardt, Schultz, Schwartz, Williams, Hebda  
Nays: 0-None  
Absent and not voting: 0-None  
Motion carried.

President Byrne suggested moving the Village Board meeting from March 17 to March 18. The Village Board approved scheduling a Special Village Board meeting and COW for the budget on March 10.

**6. ADJOURNMENT**

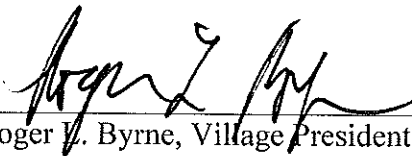
Motion by Trustee Schultz, second by Trustee Williams to adjourn the Committee of the Whole meeting.  
Ayes: 6-Marquardt, Schultz, Schwartz, Williams, Hebda, Koch  
Nays: 0-None  
Absent and not voting: 0-None  
Motion carried.

Meeting adjourned at 9:50 p.m.

Approved this *18<sup>th</sup>* day of *MARCH* 2009



Michael S. Wilson, Village Manager



Roger L. Byrne, Village President