

**MINUTES
COMMITTEE OF THE WHOLE MEETING
VILLAGE OF VERNON HILLS
MARCH 16, 2010**

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

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

1. APPROVAL OF 3/02/2010 COMMITTEE OF THE WHOLE MINUTES.

Motion by Trustee Schultz, second by Trustee Hebda approval of the 3/02/2010 Committee of the Whole Minutes. Roll call vote:

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

NAYS: 0-None

ABSENT AND NOT VOTING: 0-None

Motion carried.

2. VERNON HILLS TOWN CENTER PUD – CONSIDERATION OF A REPORT AND RECOMMENDATION FROM THE PLANNING AND ZONING COMMISSION REGARDING REQUESTS FOR PROPOSED AMENDMENTS TO THE SPECIAL USE PERMIT WHICH GRANTED THE PUD AND DEVELOPMENT AGREEMENT FOR PROPERTY LOCATED AT THE NORTHWEST CORNER OF ROUTE 45 AND MILWAUKEE AVENUE (ROUTE 21).

Assistant Village Manager Kalmar stated representatives of VHTC, LLC appeared before the 3/03/2010 Planning and Zoning Commission to request amendments to the PUD and development agreement, which included the re-subdivision of Lots 1, 2, 3 & Outlot 5; the architectural and landscape plans for Lot 1; a Special Use Permit to allow a bank with a drive-thru facility on Lot 1; and approved signage plans for the new Lot 10. The Planning and Zoning Commission recommended approval of amendments subject to the following conditions:

- a. General compliance with the plans prepared by Antunovich Associates dated February 16, 2010 and consisting of 11 pages.
- b. General Compliance with the amended plat entitled First Resubdivision of Vernon Hills Town Center prepared by Spaceco Inc. dated February 15, 2010 and consisting of two (2) pages.
- c. The exterior building materials and exterior colors for the new buildings shall be generally consistent with the existing buildings within the VHTC properties and the plans setforth in (a) above. The Building Commissioner shall determine whether the materials are consistent and may require changes to any plan to make it more consistent when necessary.
- d. Review and approval of the final site and landscaping plans and building elevation for the bank building located on proposed Lot 9 by the Planning and Zoning Commission and Village Board shall be required prior to issuance of a building permit for the bank.
- e. The portion of the Special Use Permit, as granted in Ordinance 2007-031, allowing the bank with drive-thru facility on Lot 4 is hereby revoked.
- f. Review and approval of revised engineering and landscaping plans by the Village Engineer and Landscape Technician shall be required prior to issuance of a building permit for any of the proposed buildings.

g. Compliance with all previous conditions as setforth in Ordinance 2007-31 and the Development Permit.

Motion by Trustee Hebda, second by Trustee Williams approval to direct staff to prepare the necessary ordinance granting approval to amend the Special Use Permit granted in Ordinance 2007-31 for the Vernon Hills Town Center PUD, subject to conditions as presented. Roll call vote:

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

NAYS: 0-None

ABSENT AND NOT VOTING: 0-None

Motion carried.

3. **HAWTHORN HILLS FASHION SQUARE – CONSIDERATION OF A REPORT AND RECOMMENDATION FROM THE PLANNING AND ZONING COMMISSION REGARDING A REQUEST TO AMEND THE FINAL SITE AND LANDSCAPING PLANS AND BUILDING ELEVATIONS FOR PROPERTY COMMONLY KNOWN AS “HAWTHORN HILLS FASHION SQUARE” AND LOCATED AT THE SOUTHWEST CORNER OF ROUTE 60 (TOWNLINE ROAD) AND MILWAUKEE AVENUE (ROUTE 21)**

Assistant Village Manager Kalmar stated representatives of Chase Properties and TMA Architects appeared before the 3/10/2010 Planning and Zoning Commission meeting to request approval to amend the approved site, landscaping and building elevation plans. The changes included refurbishing the plant beds in front of Factory Card Outlet and Sally Beauty Supply and the islands on the main access. Old glass canopies would be replaced with accent banding, cornices and colored awnings. The Dick's Sporting Goods elevation would be a combination brick and dryvit. The Planning and Zoning Commission recommended approval of amendments, subject to the following conditions:

- a. General compliance with the Proposed Façade Renovation plans prepared by TMA with a received date of February 18, 2010 and consisting of 3 pages.
- b. General Compliance with the amended Landscape Development Plans prepared by David R. McCallum Associates, Inc with a revised date of February 8, 2010 and consisting of one page.
- c. Review and approval of revised landscaping plans by the Village Landscape Technician shall be required prior to issuance of a full building permit for the project. The Landscape Technician may require plant substitutions such as the use of prairie drop seed grasses within the parking lot islands where, in his opinion, the substitution is appropriate for this project.
- d. Compliance with all ordinances and standards of the Village.
- e. The Petitioner is encouraged to work with staff on the awning colors.
- f. Make appropriate masonry change at the Dick's entry location, both real and faux entry so that it ties in with the existing elevation. The EFIS shouldn't be lower than the height of the doors.
- g. The Petitioner was encouraged to work with the Village on the Milwaukee Avenue entrance and the intersection immediately inside the Route 60 entrance.

Trustee Schultz requested the entrance off Milwaukee Avenue be leveled out, but the developer informed the Committee there was no funding at this time. Trustee Hebda requested colored planting materials during the growing season other than just greenery and improved lighting in the parking lot. Motion by Trustee Williams, second by Trustee Schultz approval to direct staff to prepare the necessary ordinance granting approval to amend the site, landscaping and building elevations subject to conditions as presented. Roll call vote:

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

NAYS: 0-None

ABSENT AND NOT VOTING: 0-None

Motion carried.

4. CONSIDERATION OF A REQUEST TO AMEND ORDINANCE 2010-001, APPROVING SIGN VARIATIONS FOR HAWTHORN HILLS FASHION SQUARE, 700 N. MILWAUKEE AVENUE.

Building Commissioner Atkinson stated representatives of Dick's Sporting Goods were present to request amending Ord. 2010-001 authorizing sign variations for two ground mounted signs at Hawthorn Hills Fashion Square and allow logos to appear on the signs. Chairperson Pro-tem Koch recommended the use of logos as punctuation within the word. Motion by Trustee Schultz, second by Trustee Hebda approval to direct staff to prepare the necessary ordinance amending Ord. 2010-001 to allow logos on the ground signs and to allow varied font styles and background colors between tenant panels conditioned upon compliance with the elevation drawings as titled "Option 1", prepared by Imageone, dated February 11, 2010. Roll call vote:

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

NAYS: 0-None

ABSENT AND NOT VOTING: 0-None

Motion carried.

5. COUGARS YOUTH ATHLETIC ASSOCIATION-740 CORPORATE WOODS PARKWAY.

Manager Allison stated the Cougars Youth Athletic Association was requesting labor and material assistance to renovate their facility located at 740 Corporate Woods Parkway. The scope of work would include interior renovation and the installation of paths between the building and the VHAC fields. Motion by Trustee Williams, second by Trustee Marquardt approval to authorize staff to do work at 740 Corporate Woods Parkway. Roll call vote:

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

NAYS: 0-None

ABSENT AND NOT VOTING: 0-None

Motion carried.

6. FY2010-11 BUDGET OVERVIEW.

Manager Allison stated budget discussions had been held 10/31/2009 and 2/20/2010. The Village could lose an additional \$540,000 due to the Governor reducing the State Income Tax to municipalities. Finance Director Nakrin stated the FY2010-11 proposed budget had a \$324,000 projected surplus of revenues over expenditures and the \$271,000 contingency would cut into the surplus. The budgeted expenditures in the General Fund were \$3,200,000 below the amount budgeted in the original FY2009-10 budget, which included a \$2, 410,000 reduction in the operating budget and an \$804,000 reduction in the amount of capital funded by the General Fund. The revenues in the General fund were projected to be \$3,130,000 below the projection used to develop the FY2009-10 budget. The sale of the Deerpath Atrium property showed a \$1,000,000 drop. Projected receipts in a number of ongoing revenue sources were projected to be down. Sales tax was projected to be \$8,880,000 for FY2010-11 compared to the \$9,620,000 projected in the FY2009-10 budget, which represented no growth over what was estimated to be the actual result for FY2009-10. Other decreases in projected revenue from the original FY2009-10 projection included a \$360,000 reduction the income tax receipts projection; \$295,000 drop in the Community Development and engineering fee projection; \$140,000 drop hotel motel tax projection; \$129,000 drop in the electric utility tax projection; \$126,000 drop in the telecommunications tax projection; and \$84,000 drop in the projection for fines. The Village reduced an Administrative Assistant in the Community Development, which saved \$31,100 in FY2009-10, and \$62,200 in FY2010-11. Staff identified \$1,030,000 in cuts, included \$843,000 in operating reductions, which consisted in the reduction in staff training and equipment replacement; elimination of the recycling subsidy; communications, event funding, social service grant funding and funding the grants attorney. An Accelerated

Retirement Incentive (ARI) was offered, which would save \$914,000 a year. \$250,000 was cut by a one time elimination of the annual contribution to the Equipment Replacement Fund. Trustee Schultz requested a special meeting be held on Saturday, April 17, 2010 at 9:00 a.m. to discuss the budget, which would hopefully allow time to see what State funding would be and the Committee concurred.

7. **ADJOURNMENT.**

Motion by Trustee Schwartz, second by Trustee Marquardt approval to adjourn the Committee of the Whole meeting and go to Closed Session for discussion of litigation-[Sec. 2(c) (11)] and personnel-[Sec. 2(c)(1)] as allowed under the Open Meetings Act. Roll call vote:

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

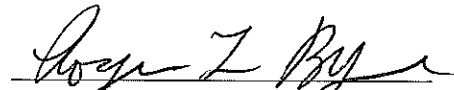
NAYS: 0-None

ABSENT AND NOT VOTING: 0-None

Motion carried.

Meeting adjourned at 9:15 p.m.


Linda Pelletier, Village Clerk


Roger L. Byrne, Village President