

**MINUTES
COMMITTEE OF THE WHOLE MEETING
VILLAGE OF VERNON HILLS
APRIL 3, 2008**

IN ATTENDANCE: President Byrne called the meeting to order at 7:15 p.m. The following Trustees were present: Hebda, Koch (arrived at 8:05 p.m.), Marquardt, Schultz, Schwartz and Williams.

Also present were Village Manager Allison, Assistant Village Manager Kalmar, Finance Director Nakrin, Village Engineer Brown, Public Works Director Laudenslager, Building Commissioner Atkinson, Attorney Citron and Village Clerk Pelletier.

1. APPROVAL OF 3/18/2008 COMMITTEE OF THE WHOLE MINUTES.

Motion by Trustee Williams, second by Trustee Marquardt approval of the 3/18/2008 Committee of the Whole Minutes. Roll call vote:

AYES: 5-Marquardt, Schultz, Schwartz, Williams, Hebda

NAYS: 0-None

ABSENT: 1-Koch

Motion declared carried.

2. REQUEST FROM TOWNLINE COMMONS FOR APPROVAL OF FAÇADE RENOVATIONS AT THE FUTURE LOCATION OF AT&T, 445 EAST TOWNLINE ROAD.

Building Commissioner Atkinson stated a representative of Townline Commons was present to request approval of façade renovations for a new AT&T retail store. The existing fascia above the store front would be altered to better define the main entrance, with approximately twenty two feet of store frontage being increased to a height of five feet above the existing roof line. The design would match the existing building. The logo on the wall sign on the north elevation would be reduced to comply with the sign code. The west sign would be 50% less in size as allowed by Village code. Motion by Trustee Hebda, second by Trustee Schultz to direct staff to prepare the necessary ordinance subject to compliance with the elevation drawings prepared by Philip R. Cohen Architects, dated 2/08/2008 and the Terraco Real Estate Development and Management letter dated 3/05/2008. Roll call vote:

AYES: 5-Marquardt, Schultz, Schwartz, Williams, Hebda

NAYS: 0-None

ABSENT: 1-Koch

Motion declared carried.

3. ASPEN/ATRIUM DRIVE SITE.

a. Cook Memorial Library Plan.

Manager Allison opened the discussion by stating four points of discussion would be the library plans, balance of the site including the Park District property connections to the property and legal conveyances that would need to be completed for the project to proceed. Assistant Village Kalmar stated representatives of Cook Memorial Library District were present to discuss the concept plans for a facility to be located on Aspen Drive. The property, which was zoned OR&D, would require a special use permit to allow a library. Mr. Kalmar stated staff was seeking a recommendation to have the Library District proceed with technical if the site and architectural plans were appropriate and then appear before P&Z for their special use permit.

Aaron Lawlor, President of the Cook Memorial Library stated their facility had not kept paced with services for the district. Mr. Lawlor introduced Pat Callahan and Scott Delano of Gilfillan Callahan Nelson Architect to review the concept plans with the Committee. The plans were based on the Rolf

Campbell plan completed by staff in 2007. The site plan faces towards Aspen Drive with the principle access come off Aspen Drive across from the Jr. High South bus driveway. A secondary parking lot was provided off Phillip Road, which would allow patrons east of the site to park and walk around to the front of the building. The north side of the building provided for a book drop area and a drive up window that would allow patrons to pick up previously ordered books and materials. A book mobile garage would be located to the northeast side of the facility. The reading garden would be walled in and could be used for future expansion.

President Byrne inquired the cost of a basement to the facility and Mr. Callahan stated it could be three quarters to a million dollars. President Byrne inquired if there was a beverage area planned and was informed it would be in the lobby area. Trustee Schwartz requested viewing sample materials to be used. Trustee Schultz was pleased with the overall plan and requested an additional door in the mechanical area. President Byrne inquired if there was room for a senior building. Mr. Kalmar stated stormwater detention needed to be provided on the site. President Byrne requested a 99-year ground lease for the property. Other items which were not part of the library site plan approval are related to the extension of Phillip Road, mitigation of wetlands, detention and the cultural gardens. Currently, the Village had not budgeted any of these items. The Park District would need to be included in additional conversations. The Committee of the Whole concurred the Library could begin the technical review process.

b. Phillip Road.

Village Engineer Brown stated the potential extension of Phillip Road had been discussed for many years. The future of Phillip Road was an important consideration for the site planning of the library and for traffic impacts within a large geographic area; including the capacity constraints on the existing Route 60, which were causing adverse impacts to Hawthorn Parkway and roads within the Continental Business Park. The Village officials looked to improve local networks during the 1990's to improve local road networks. Staff was concerned with today's traffic volumes, which could allow increased traffic on local networks.

(Trustee Koch arrived at 8:05 p.m.)

Mr. Robert Andres, of Civiltech Engineering presented several scenarios of traffic patterns on various cross streets along Route 60, including numerous vehicles making turns to avoid congestion.

Trustee Koch stated Phillip Road should be amicable to the residents; with minimal traffic and not create more traffic. Trustee Koch recommended moving a connection road south to access Atrium Drive. Trustee Schultz was in favor of extending Phillip Road from Deerpath to Aspen Drive. Mr. Lawlor requested access to the library site from the east for their patrons. Mr. Brown stated there was no direct link to take Phillip Road to Aspen Drive without taking up considerable amount of land for the road. Mr. Kalmar questioned if the access through the area would need to be open on a 24 hour basis. Staff was directed to come back to the Committee with two or three scenarios.

4. TIF GATEWAY POND.

Village Engineer Brown stated the proposed budget for the gateway pond and retaining wall was approximately \$700,000. Staff recommended the pond have water versus a dry pond, which would require a well to keep water in it. Motion by Trustee Williams, second by Trustee Koch approval of the design of the retaining wall subject to Village Board approval of the overall landscaping and pond elements and the final budget in an amount not to exceed \$700,000. Roll call vote:

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

NAYS: 0-None

ABSENT: 0-None

Motion declared carried.

5. **FY2008/09 SOCIAL SERVICE GRANT APPLICATIONS.**

Manager Allison stated letters had been sent out to various social service organizations and the total amount requested by these agencies came to \$46,450. The Committee's recommendation was to keep the budget for FY2008/09 at the previous budget amount of \$35,000.

6. **ADJOURNMENT.**

Motion by Trustee Williams, second by Trustee Schwartz approval to adjourn the Committee of the Whole meeting.

All ayes, no nays.

Motion declared carried.

Meeting adjourned at 9:00 p.m.

Linda Pelletier, Village Clerk

Roger L. Byrne, Village President