

**MINUTES  
COMMITTEE OF THE WHOLE MEETING  
VILLAGE OF VERNON HILLS  
APRIL 6, 2010**

IN ATTENDANCE: Village President Byrne called the meeting to order at 7:45 p.m. The following Trustees were present: Hebda, Koch, Marquardt, Schultz, Schwartz, Williams.

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

**1. APPROVAL OF 3/16/2010 COMMITTEE OF THE WHOLE MINUTES.**

Motion by Trustee Marquardt, second by Trustee Hebda approval of the 3/16/2010 Committee of the Whole Minutes. Roll call vote:

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

NAYS: 0-None

ABSENT AND NOT VOTING: 0-None

Motion carried.

**2. LOYOLA UNIVERSITY CUNEO CAMPUS-CONSIDERATION OF REPORT AND RECOMMENDATION FROM THE PLANNING AND ZONING COMMISSION REGARDING REQUESTS TO AMEND THE ZONING ORDINANCE AND APPROVE A SPECIAL USE PERMIT TO ALLOW THE ADDITION OF A BANQUET FACILITY AND RELATED IMPROVEMENTS ON PROPERTY LOCATED AT 1350 MILWAUKEE AVENUE.**

Assistant Village Manager Kalmar stated Loyola University Chicago representative Steve Bergfeld appeared before the 3/17/2010 Planning and Zoning Commission meeting to request the following four items:

1. To amend Article 17, of Appendix C of the Code of Ordinances, being the Vernon Hills Zoning Ordinance of 1982, as amended from time to time, by adding a new Section 17.9 regarding the "Cuneo Museum & Gardens property."
2. To amend Article 12, Section 12.3 of Appendix C of the Code of Ordinances, being the Vernon Hills Zoning Ordinance of 1982, as amended from time to time, by adding "Cuneo Museum & Gardens" to the list of special uses permitted in the R-7 Multiple (Family) Dwelling District.
3. Pursuant to Articles 12, 18 and 21 and Sections 12.3 and 21.6 of Appendix C of the Village of Vernon Hills Code of Ordinances approval of a Special Use Permit to allow for the expansion of the Cuneo Museum to add a banquet facility and remodel existing space related to this addition, on the legally described property.
4. Preliminary and final approvals of architectural, site and landscaping plans.

The petitioner presented a revised site plan and building elevations, which relocated the addition to the rear of the mansion and would allow for preservation of the east elevation of the mansion. The banquet room addition would have access to the outdoor pool and gardens located on the west side of the building, which would allow for the preservation a stand of evergreen trees. The Planning and Zoning Commission approved the following four items subject to conditions:

1. Amend Article 17, of Appendix C of the Code of Ordinances, being the Vernon Hills Zoning Ordinance of 1982, as amended from time to time, by adding a new Section 17.9 regarding the "Cuneo Museum & Gardens property."
  - a) General compliance with the Renovation and New Addition plans prepared by Nevin Hedlund Architects, Inc with a date of March 10, 2010 and consisting of 8 pages.
  - b) General Compliance with the Landscape Site Plans prepared by JJR, LLC as modified and presented to staff 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 banquet facility project. The Landscape Technician may require plant substitutions where, in his opinion, the substitution is appropriate for this project.
  - d) Receipt of all required licenses from the Village and Lake County Health Department prior to issuance of a final certificate of occupancy for the banquet facility, including but not limited food service permits.
  - e) Compliance with all ordinances and standards of the Village except as may otherwise be provided.
  - f) Petitioner shall work with the Village regarding the west entrance architecture
  - g) The petitioner shall appear before the Commission at a future meeting for final approvals of the various plans.
2. Amend Article 12, Section 12.3 of Appendix C of the Code of Ordinances, being the Vernon Hills Zoning Ordinance of 1982, as amended from time to time, by adding "Cuneo Museum & Gardens" to the list of special uses permitted in the R-7 Multiple (Family) Dwelling District.
3. Pursuant to Articles 12, 18 and 21 and Sections 12.3 and 21.6 of Appendix C of the Village of Vernon Hills Code of Ordinances approval of a Special Use Permit to allow for the expansion of the Cuneo Museum to add a banquet facility and remodel existing space related to this addition, on the legally described property.
4. Preliminary approval of architectural, site and landscaping plans.

Motion by Trustee Williams, second by Trustee Hebda approval to direct stated to prepare the necessary ordinance, subject to the conditions as set forth above. Roll call vote:

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

NAYS: 0-None

ABSENT AND NOT VOTING: 0-None

Motion carried.

**3 . NEW CONNECTIONS ACADEMY II-CONSIDERATION OF REPORT AND RECOMMENDATION FROM THE PLANNING AND ZONING COMMISSION REGARDING REQUESTS FOR AMENDMENT OF THE ZONING ORDINANCE AND APPROVAL OF A SPECIAL USE PERMIT TO ALLOW FOR THE OPERATION OF PRIVATE, THERAPEUTIC DAY SCHOOL ON A PORTION OF PROPERTY LOCATED AT 702 DEERPATH DRIVE.**

Assistant Village Manager Kalmar stated New Connections Academy II (NCA) representatives appeared before the 3/17/2010 Planning and Zoning Commission to request the following:

1. To amend Article 15, Section 15.3 by adding "private, therapeutic day school" to the list of special uses permitted in the OR&D, Office Research & Development District; and,

2. Pursuant to Articles 15, 18 and 21 and Sections 15.3 and 21.6, approval of a Special Use Permit to allow for a private, therapeutic day school, known as New Connections Academy II, to be located in the portion of the building known as 702 Deerpath Drive.

Mr. Kalmar stated no overnight housing of students would be allowed. The Commission had concerns regarding traffic circulation. Trash confinement would need to be addressed. The Planning and Zoning Commission unanimously approved the following:

- A. Amending Article 15, Section 15.3 of Appendix C of the Code of Ordinances by adding "private, therapeutic day school" to the list of special uses permitted in the OR&D, Office Research & Development District which would read:

New 15.3.11

Private, therapeutic day school having the same curriculum as ordinarily given in the public schools; provided that:

- i. No rooms shall be used for housing or sleeping purposes; and
  - ii. All educational or recreational activities shall take place within the building unless designated areas have been reviewed and approved as a part of any special use permit process; and
  - iii. The property provides adequate parking and circulation for vehicles, including buses, within the parking lot as determined by the Village; and
  - iv. All signage shall conform to the Village's Sign Ordinance.
  - v. Storage of trash and recyclable materials shall be provided pursuant to Section 15.7.3.
- B. Approval of a Special Use Permit to allow for a private, therapeutic day school, known as New Connections Academy II, subject to the following conditions:
    - a) Receipt of all required licenses from the State of Illinois, Lake County Health Department and the Village prior to issuance of a final certificate of occupancy. Copies of all licenses shall be provided to the Village.
    - b) Compliance with the Village Sign Ordinance
    - c) Compliance with all ordinances and standards of the Village except as may otherwise be provided.
    - d) If the New Connections Academy leaves the property or goes out of business, the special use permit shall expire.
    - e) This Special Use Permit ("Permit") is not transferable to any entity in which either New Connections Academy II or an affiliate of New Connections Academy II does not have an ownership interest as a general partner in a partnership, a membership interest in a limited liability company, or a similar role unless such successor is presented to the Board of Trustees for the Village approval which shall not be unreasonably withheld. This restriction shall not apply to a transfer to a partner, member, or other owner in an ownership entity by reason of a default by New Connections Academy II. These terms and conditions remain in full force and effect. All the conditions and restrictions herein are binding on all successors and assigns.
    - f) The Petitioner agrees to work with the Police and Fire District regarding the traffic flow into and out of the site.
  - C. Approval of the Special Use Permit limiting the use to the location depicted in the booklet submitted by the Petitioner including the plans there in and dated March 9, 2010, subject to the conditions noted above.

Trustee Williams stated she had researched the school and highly recommended their request. Motion by Trustee Williams, second by Trustee Koch approval to direct staff to prepare the necessary

ordinance granting approval to the amendment of the Zoning Ordinance, granting the Special Use Permit and restricting the business location to the area as specified in the booklet, subject to the conditions as set forth above. Roll call vote:

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

NAYS: 0-None

ABSENT AND NOT VOTING: 0-None

Motion carried.

4. **VICTORY CENTRE OF VERNON HILLS-CONSIDERATION OF REPORT AND RECOMMENDATION FROM THE PLANNING AND ZONING COMMISSION REGARDING REQUESTS FOR APPROVAL OF FINAL SITE AND LANDSCAPING PLANS AND BUILDING ELEVATIONS FOR THE PROPOSED AFFORDABLE SENIOR HOUSING PROJECT FOR PROPERTY LOCATED LOT 4 IN THE DEERPATH ATRIUM SUBDIVISION.**

Assistant Village Manager Kalmar stated representatives of Victory Centre appeared before the 3/17/2010 Planning and Zoning Commission to request the approval of final site and landscaping plans and building elevations for the proposed affordable senior housing project. Trustees Hebda and Schwartz had worked with the developer on plan design. Trustee Hebda stated the senior housing development had been part of the Village's Strategic Plan. The Planning and Zoning Commission approved the final approvals of architectural, site and landscaping plans subject to the following conditions.

1. General Compliance with the Victory Centre of Vernon Hills – Village Review Booklet prepared by HKM Architects & Planner consisting 33 pages with a submitted date of February 5, 2010.
2. Completion of the technical review process and final approval of plans by the Village Engineer and Landscape Architect
3. Compliance with the conditions as set forth in Ordinance 2009-013.
4. Compliance with all ordinance and standards of the Village except as otherwise noted
5. Compliance with the sample boards provided at the meeting.

Motion by Trustee Hebda, second by Trustee Williams approval to direct staff to prepare the necessary ordinance granting approval of the final site and landscaping plans and building elevations for the proposed affordable senior housing project known as Victory Centre of Vernon Hills, subject to the conditions set forth above. Roll call vote:

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

NAYS: 0-None

PRESENT: 1-Schultz

ABSENT AND NOT VOTING: 0-None

Motion carried.

5. **HAWTHORN SCHOOL DISTRICT 73 CROSSING GUARD FUNDING.**

Police Chief Fleischhauer stated District 73 was seeking funding from the Village for crossing guards on Aspen Drive at two locations deemed to be hazardous at mid block entrances to parking lots. Staff was directed to discuss and provide additional information at the 4/17/2010 Special meeting.

6. **VERNON HILLS POLICE/COUNTRYSIDE FIRE JOINT DISPATCH PROPOSAL.**

Police Chief Fleischhauer stated three alternatives had been discussed for manning and operating the Communication Center, which included the addition of staff, outsourcing to Glenview and combining services with Countryside Fire Protection District. These would provide continuing 24/7 coverage. The combining of the fire and police staff would eliminate the need to hire additional staff. Village

Manager and Finance Director were directed to proceed in discussions with Countryside Fire to prepare the necessary Intergovernmental Agreement.

**7. FY2010-2011 BUDGET-SOCIAL SERVICE GRANTS.**

Village Manager Allison reviewed the submitted list of applicants for the social service grants. The Central Lake YMCA would be excluded. Omni Youth Services would be part of the line item expense of the Police Department and not part of the social service grant. Further discussion would be continued at the 4/17/2010 Special meeting.

**8. ADJOURNMENT.**

Motion by Trustee Schultz, second by Trustee Schwartz approval to adjourn the Committee of the Whole meeting and go to Closed Session for discussion of litigation-[Sec. 2(c)(11)]; land disposition-[2(c)(6)] and personnel-[Sec. 2(c)(1)] as allowed under the Open Meetings Act. Roll call vote:

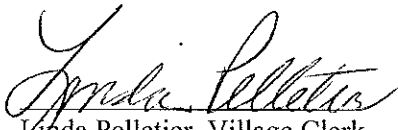
AYES: 6-Hebda, Koch, Marquardt, Schultz, Schwartz, Williams

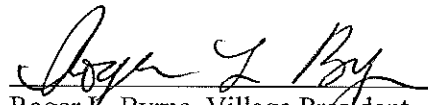
NAYS: 0-None

ABSENT AND NOT VOTING: 0-None

Motion carried.

Meeting adjourned at 8:50 p.m.

  
Linda Pelletier, Village Clerk

  
Roger L. Byrne, Village President