

**MINUTES
COMMITTEE OF THE WHOLE MEETING
VILLAGE OF VERNON HILLS
APRIL 15, 2008**

IN ATTENDANCE: President Pro-tem Williams called the meeting to order at 7:20 p.m. The following Trustees were present: Hebda (arrived at 8:15 p.m.), Koch (arrived at 7:20 p.m.), Marquardt, Schultz and Schwartz.

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

1. APPROVAL OF 4/03/2008 COMMITTEE OF THE WHOLE MINUTES.

Motion by Trustee Schultz, second by Trustee Marquardt approval of the 4/03/2008 Committee of the Whole Minutes. Roll call vote:

AYES: 4-Marquardt, Schultz, Schwartz, Williams

NAYS: 0-None

ABSENT: 2-Hebda, Koch

Motion declared carried.

(Trustee Koch arrived at 7:20 p.m.)

2. LINCOLNSHIRE RIVERWOODS FIRE PROTECTION DISTRICT – REQUEST FOR FINAL APPROVAL OF PLANS FOR PROPOSED SATELLITE FIRE STATION #53 LOCATED AT WOODLAND PARKWAY AND MILWAUKEE AVENUE.

Assistant Village Manager Kalmar stated representatives of the Fire District and their architects, SRBL Architects Ltd. were present to request final approval of their plans for proposed Fire Station #53 to be constructed on the 2.94-acre site located at the southwest corner of Woodland Parkway and Milwaukee Avenue and governed by Exhibit F of the Corporate Woods Annexation Agreement. Motion by Trustee Schwartz, second by Trustee Marquardt to direct staff to prepare the necessary ordinance granting approval for Lincolnshire Riverwoods Fire Protection District Fire Station 53 project, subject to the following conditions:

1. Final approval by the Village Engineer and Landscape Architect.
2. Compliance with all ordinances of the Village except as otherwise noted.
3. General compliance with the plans with a stamped received date of April 8, 2008.

Roll call vote:

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

NAYS: 0-None

ABSENT: 1-Hebda

Motion declared carried.

3. VERNON HILLS BANK & TRUST (VHB&T) – CONSIDERATION OF A REQUEST TO AMEND ORDINANCE 2007-41 TO ALLOW CERTAIN REVISIONS TO THE APPROVED LANDSCAPE PLAN FOR PROPERTY LOCATED AT LAKEVIEW PARKWAY AND CENTER DRIVE.

Assistant Village Manager Kalmar stated representatives of Vernon Hills Bank and Trust were present to request an amendment to their approved landscape plan, which called for a brick plaza area at the corner of Lakeview Parkway and Center Drive, be replaced with a lawn area with additional

landscaping. Trustee Schwartz preferred the original plan. Trustee Schultz preferred to see the corner have additional pavement for pedestrian traffic during events held at Century Park. Trustee Williams stated the flagpole area should be dressed up. Motion by Trustee Koch, second by Trustee Schultz to direct the staff to draft the necessary ordinance amending Ord. 2007-41 granting approval to amend the approved landscape plan as set forth in plans prepared by Manhard Consulting LTD with a plan date of 3/18/08 with changes as stated. Roll call vote:

AYES: 4-Schultz, Williams, Koch, Marquardt

NAYS: 1-Schwartz

ABSENT: 1-Hebda

Motion declared carried.

4. **THE GODDARD SCHOOL -- CONSIDERATION OF REPORT AND RECOMMENDATION FROM THE PLANNING AND ZONING COMMISSION REGARDING THE SPECIAL USE PERMIT FOR THE PROPOSED DAY CARE FACILITY TO BE LOCATED AT LOT 6 IN ASPEN POINTE.(CASE #08-04 GODDARD SCHOOL SUP AND DEVELOPMENT AGREEMENT AMENDMENT)**

Assistant Village Manager Kalmar stated Ms. Ellen Ley, her architect and the representative of Aspen Pointe Lot 6 LLC had appeared before the 3/12/2008 Planning and Zoning Commission to request the following approvals:

1. Amendment to the Amended and Restated Development Agreement approved in Ordinances 2005-21 and 2005-22, to allow for revisions to the approved plans (site, landscaping and building elevations) to allow for a day-care facility on Lot 6;
2. Approval of a Special Use Permit to allow for the day care facility, known as The Goddard School, to be located on the legally described property.
3. Approval of final site and landscaping plans and building elevations.

Goddard School representatives proposed a 7,680 sq. ft. one-story daycare building on Lot 6 with 37 parking spaces.

The Commission had concerns about the appropriateness of the use on the Aspen Pointe lot and traffic in the area. The Planning and Zoning Commission reviewed the above three requests and each request failed. The Planning and Zoning Commission had concerns with traffic in the area. Ms. Ley stated the hours of operation could be adjusted to accommodate traffic concerns. Mr. Kalmar stated the Committee found the following three requests appropriate, subject to the thirteen conditions as follows:

1. To amend to the Amended and Restated Development Agreement approved in Ordinances 2005-21 and 2005-22, to allow for revisions to the approved plans (site, landscaping and building elevations) to allow for a day-care facility on Lot 6; and
2. A Special Use Permit to allow for the day care facility, known as The Goddard School, to be located on the legally described property.
3. The final site and landscaping plans and building elevations.

Thirteen conditions as follows:

1. General compliance with the following plans:
 - a. Technical Review Submittal dated March 5, 2008 as prepared by Michael Elliott Architects and consisting of Pages T1.1, A1.1 and A2.1, Alta/ACSM Land Title Survey, Site Improvement Plans prepared by Eriksson Engineering Associates, Inc consisting of pages C-

- 1 thru 5, and Site Photometric Plan as prepared by W-T Mechanical/Electrical Engineering, LLC.
- b. Landscape Plan prepared by Martin Design consisting of pages L-1 with a date of 3/5/08. It is understood that these plans may have to be amended to address the changes to the parking lot.
 - c. Revised Parking Lot Layout dated March 12, 2008 and prepared by the Village of Vernon Hills
2. Final approval of plans by the Village Engineer and Landscape Architect
 3. Amendment of the site plan to create one-way traffic flow through the front parking lot and angled parking within said lot as set forth in the attached Revised Parking Lot Layout plan. The petitioner will comply with the Village's Development Ordinance and in particular, the parking lot design standards in Exhibit 36.
 4. Amendment of the landscaping plan to reflect the changes as set forth in Item #3.
 5. General compliance with the responses to Technical Review Comments #1 from Michael Elliott Architects with dated of March 5, 2008 and except as otherwise amended by conditions herein.
 6. If construction of the daycare does not commence with one year of the approval of the ordinance granting the special use permit, said SUP and the amendments to Ordinances 2005-21 and 2005-22 shall expire upon action by the Board of Trustees.
 7. The building sign shall be a maximum of 82 square feet (1 sq foot of sign area per 1 linear foot of building frontage) and shall comply with the ADRA typical sign types and details requirements.
 8. The cast stone base and banding sill as shown on the front elevation of the building shall be applied to all elevations of the building.
 9. Receipt of a letter from Aspen Partners Lot 6 LLC approving the architectural plans for the building prior to issuance of a building permit.
 10. Compliance with all ordinance and standards of the Village except as otherwise noted. Where it refers to "Noted" in the technical review comments is the Petitioners agreement to the staff comments
 11. The Petitioner shall receive Fire Department approval for the amount of fire lane in front of the building
 12. Final photometric plans and lighting cut sheets are subject to the Village engineers review and approval.
 13. The Special Use is issued to Wesley and Ellen Ley

Trustee Schultz requested the thirteenth condition be in perpetuity and ownership agreement should be attached. Trustees Koch and Williams stated it was hard to vote against Planning and Zoning Commission recommendations. Motion by Trustee Schwartz, second by Trustee Schultz approved to direct staff to prepare the necessary ordinance subject to the above conditions as discussed. Roll call vote:

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

NAYS: 0-None

ABSENT: 1-Hebda

Motion declared carried.

5. **INCLEMENT WEATHER INSURANCE.**

Village Manager Allison stated that there had only been one rain day in the nine years he had been with the Village. (Trustee Hebda arrived at 8:15 p.m.) The insurance would cover the \$80,000 the Gin Blossoms and Credence Clearwater Revisited contract expense and not any expenses to production or setup equipment. Those items are covered under their contracts with the Village.

Trustee Hebda stated the insurance was quite expensive. Staff was directed to bring back to the 5/06/2008 meeting for further discussion.

6. **ADJOURNMENT.**

Motion by Trustee Marquardt, second by Trustee Schultz approval to adjourn the Committee of the Whole meeting.

All ayes, no nays.

Motion declared carried.

Meeting adjourned at 8:25 p.m.

Linda Pelletier, Village Clerk

Roger L. Byrne, Village President