

**MINUTES
COMMITTEE OF THE WHOLE MEETING
VILLAGE OF VERNON HILLS
MAY 15, 2007**

IN ATTENDANCE: President Byrne called the meeting to order at 7:40 p.m. The following Trustees were present: Koch, Marquardt, Schultz, Schwartz, Williams. Trustee Hebda was absent.

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

1. APPROVAL OF 4/25/2007 COMMITTEE OF THE WHOLE MINUTES.

Motion by Trustee Schultz, second by Trustee Schwartz approval of the 4/25/2007 Committee of the Whole Minutes. Roll call vote:

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

NAYS: 0-None

ABSENT: 1-Hebda

Motion declared carried.

2. VERNON HILLS COMMUNITY BANK - PRESENTATION OF REPORT AND RECOMMENDATION FROM THE PLANNING AND ZONING COMMISSION REGARDING THE PROPOSED SPECIAL USE PERMIT TO ALLOW A BANK WITH A DRIVE-THRU FACILITY FOR PROPERTY LOCATED AT LAKEVIEW PARKWAY AND CENTER DRIVE.

Assistant Village Manager Kalmar stated Robert Bleck of Bleck & Bleck Architects, representing Libertyville Bank and Trust had appeared before the Planning and Zoning Commission on 5/09/07 to request approval for a proposed 2 story bank building at 13,136 sq. ft. on the combined Lots 1 and 9 in the Vernon Square PUD located on northeast corner of Lakeview Parkway and Center Drive.

The plan showed 58 parking spaces which exceeded the required 52 spaces. The original plans for Vernon Square had parking lots which were shared with adjacent lots. The bank would construct 7 spaces on Lot 8 to complete that portion of the parking lot. The drive-thru would provide for the typical 3 lanes with a drive up ATM and by-pass lane. Stacking would be limited and staff did not expect a high volume of traffic for the site. Backed up of cars could project into the employee portion of the parking lot.

The Planning and Zoning Commission complimented the architect on the building materials of brick and stone. Spot lights would be used to light the elevations and parking lot light standard would be consistent with existing poles. The Commission recommended earth tones colors similar to the building for the ATM signage. The developer requested an 80 sq. ft. monument sign for the Lakeview entrance, but the Commission recommended they sign be no more than 50 sq. ft. as allowed by the Village's Sign Ordinance. No one from the public appeared to comment on the project. Motion by Trustee Williams, second by Trustee Schultz to direct staff to prepare the necessary ordinance granting approval to the necessary special use permit and final site landscaping and architectural plans, subject to the conditions outlined in items A-D and 1-12 as approved by the Planning and Zoning Commission as follows:

- A. Approval to amend the Vernon Square Subdivision Agreement to allow Vernon Hills Community Bank and parking lot to be constructed on Lots 1 and 9.
- B. Approval of the Special Use Permit to allow a bank with a drive-thru facility.
- C. Preliminary and final approval of the site and landscaping and architectural plans.
 - 1. Submission of amended photometric plans prior to final approval by the Village Board.
 - 2. Amendment of the Site Dimensional and Paving Plan to reflect the required median extension on Lakeview Parkway to prohibit southbound traffic from turning into the right in/out to the site subject to the engineers approval.
 - 3. That the color of the ATM be in earth tone colors consistent with the building and the Building Commissioner shall review and approve the sign colors on the ATM.
 - 4. All canopy luminaries for the drive-thru area shall be recessed into the canopy with no exposed lens.
 - 5. General compliance with the Site Dimensional and Paving Plan prepared by Manhard Consulting, Ltd, being Page 2 of 9 and dated May 2, 2007.
 - 6. General compliance with the Landscape Plan prepared by Manhard Consulting, Ltd, being Page 5 of 9 and dated May 2, 2007.
 - 7. General compliance with the Color Elevations consisting of 4 pages with a stamped Received Date of February 15, 2007.
 - 8. General Compliance with the Technical Review comments and response from Bleck & Bleck Architect dated December 18, 2006.
 - 9. General compliance with the Technical Review responses from Manhard Consulting, Ltd dated January 31, 2007.
 - 10. General compliance with the Architectural, Structural, Mechanical, Electrical and Plumbing Plans prepared by Bleck & Bleck Architects consisting of the pages listed on page CS-1 and dated January 11, 2007 except that the petitioner shall use the same parking lot lights as currently exists throughout the development.
 - 11. Compliance with all ordinances and standards of the Village except as otherwise noted.
 - 12. Modification of the subdivisions agreement and Lot 1 to expand the ingress, egress and utility easement to include the new entrance location on Lot 1. All conditions from the original development shall be the same. Said modification of the Agreement and plat of easement for Lot 1 shall be completed prior to issuance of a certificate of occupancy for the building.
- D. Approval to recommend that the maximum size of the monument sign shall be 50 square feet and pursuant to the Sign Ordinance.

Roll call vote:

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

NAYS: 0-None

ABSENT: 1-Hebda

Motion declared carried.

3. WESTFIELD HAWTHORN-REQUEST TO HOLD MOTORCYCLE TRAINING CLASSES.

Building Commissioner Atkinson stated Mr. Larry Scalzitti of LRN2RYD was present to request approval for an outdoor motorcycle training school to be located within the Westfield Hawthorn owned parking lot located east of Sears adjacent to Milwaukee Avenue and north of Denny's Restaurant. The school was an authorized provider for the Motorcycle Safety Foundation and licensed by the Illinois Secretary of State and would operate every Saturday and Sunday from May 19, 2007-September 30, 2007, between the hours of 8:00 a.m.-1:00 p.m. and 2:00 p.m.-7:00 p.m. with classroom work to be held the first hour prior to riding. The class would have 3-4 students per

session. Motion by Trustee Williams, second by Trustee Marquardt to direct staff to prepare the proper resolution to approve the temporary use and allow LRN2RYD to operate an outdoor motorcycle training school at Westfield Hawthorn Mall, subject to the following conditions.

1. Provide safety barriers between the riding course and the parking lot.
2. Provide a copy of the Secretary of State license authorizing LRN2RYD to provide motorcycle training.
3. Provide proof of insurances to be on file in the Community Development Department.
4. Provide documentation verifying that each motorcycle used in connection with the school is in compliance with all safety inspections as required by the State of Illinois.
5. Compliance with the site location map, dated May 8, 2007.

Roll call vote:

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

NAYS: 0-None

ABSENT: 1-Hebda

Motion declared carried.

4. LANDSCAPE ORDINANCE REVISIONS.

Village Engineer Brown stated the proposed revisions would change the parkway tree and parking lot standards and the installation methods; address concerns on the Emerald Ash Borer disease; and adopt the detention pond planting specifications. Tree calipers would be reduced to 2.5” from 3” for quality growth and the variety of trees for planting would be expanded. Motion by Trustee Schultz, second by Trustee Marquardt to direct staff to prepare the necessary ordinance for final approval. Roll call vote:

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

NAYS: 0-None

ABSENT: 1-Hebda

Motion declared carried.

5. ADJOURNMENT.

Motion by Trustee Schultz, second by Trustee Koch to adjourn the Committee of the Whole Meeting go to Closed Session for discussion of land acquisition-[Sec. 2(c)(5)] and personnel-[Sec. 2(c)(1)] as allowed by the Open Meetings Act. Roll call vote:

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

NAYS: 0-None

ABSENT: 1-Hebda

Motion declared carried.

Meeting adjourned at 8:05 p.m.

Linda Pelletier, Village Clerk

Roger L. Byrne, Village President

