

MINUTES
COMMITTEE OF THE WHOLE MEETING
VILLAGE OF VERNON HILLS
May 19, 2010

IN ATTENDANCE: Village President Byrne called the meeting to order at 8:00 p.m. The following Trustees were present: Byrnem Koch, Marquardt, Schultz, Schwartz, Williams. Absent: Trustee Hebda

Also present were Village Manager Allison, Assistant Village Manager Kalmar, Finance Director Nakrin, Chief of Police Fleischauer, Public Works Director Brown, Attorney Wolfberg and Recording Secretary Fischbach

1. APPROVAL OF 5/04/2010 COMMITTEE OF THE WHOLE MINUTES.

Motion by Trustee Schultz, second by Trustee Marquardt to approve the 4/17/2010 Special Meeting of the Committee of the Whole Minutes and the 5/04/2010 Committee of the Whole Minutes. Roll call vote:

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

NAYS: 0 - None

ABSENT AND NOT VOTING: 1 - Hebda

Motion carried.

2. PHILLY CHEESE STEAK EXPRESS SPECIAL USE PERMIT

Assistant Village Manager Kalmar stated Vladislav Kostic, Philly Cheese Steak Express, appeared before the 5/5/2010 Planning and Zoning Commission to request approval of a special use permit to allow a new fast food, carry-out style restaurant in an existing store front in the Rivertree Shopping Center. A building permit has been issued to enlarge the trash enclosure area to accommodate the facility. Concerns about traffic in the area near the restaurant were addressed. The Commission voted 4-1 to approve the Special Use Permit subject to the following conditions:

- A. Adequate outdoor storage of trash and food waste shall be provided for the use within the existing trash enclosure area prior to issuance of a certificate of occupancy. This will require an expansion of the existing enclosure area at the south end of the building to house the dumpster and grease containers for this use. The expansion of the enclosure area shall be designed to be architecturally consistent with the building and existing enclosures. Additional landscaping may be required to screen the enclosure or replace plant material adjacent to the existing enclosure.
- B. Receipt of all required licenses from the Village and Lake County Health Department prior to issuance of a final certificate of occupancy.
- C. Compliance with the Village Sign Ordinance
- D. Compliance with all ordinances and standards of the Village except as may otherwise be provided.
- E. Petitioner has agreed there will be not stopping, parking, or standing for delivery to the business in the fire lane between the hours of 11:00 AM and 2:00 PM and 4:00 PM and 7:00 PM.

- F. Petitioner has agreed there will be no delivery driver from the business parking in the lots adjacent to store spaces 39, 40, 42, 43 & 48 west of the business.
- G. Petitioner has agreed there will be no employee parking in the lots adjacent to store spaces 39, 40, 42, 43 & 48 west of the business.
- H. The Petitioner will work collaboratively with the Village and the center owner regarding signage and other inherent issues
- I. There will be no express or curb side delivery along the fire lane of the center.

Motion by Trustee Schultz, second by Trustee Schwartz to direct staff to prepare the necessary ordinance approving the Special Use Permit allowing a fast food, carry-out style restaurant known as Philly Cheese Steak Express, subject to the conditions as set forth above. Roll call vote:

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

NAYS: 0 - None

ABSENT AND NOT VOTING: 1 - Hebda

Motion carried.

3. MARIANO'S FRESH MARKET CONCEPT PRESENTATION

Representatives from Bradford Real Estate and Roundy's, the parent company, were in attendance present their plans for a new 70,000 square foot Mariano's Fresh Market to be located in the on Lot 6 in Shoppe's of Gregg's Landing. The development would require an amendment of the Shoppes of Gregg's Landing PUD and resubdivision of the property and building and elevation approvals. Mr. Kalmar suggested Trustees Schwartz and Hebda meet with Bradford Real Estates to review the building elevations and architectural plans for the project. Mr. Chet List, resident of Gregg's Landing, discussed concerns on behalf of the residents of Gregg's Landing. The consensus of the Committee was to allow Mariano's to proceed with the project.

4. ADJOURNMENT

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

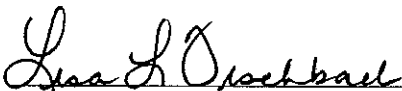
AYES: 5 -Koch, Marquardt, Schultz, Schwartz, Williams

NAYS: 0 - None

ABSENT AND NOT VOTING: 1 - Hebda

Motion carried.

Meeting adjourned at 8:35 p.m.


 Lisa Fischbach, Recording Secretary


 Roger L. Byrne, Village President