

**MINUTES**  
**SPECIAL COMMITTEE OF THE WHOLE MEETING**  
**VILLAGE OF VERNON HILLS**  
**JUNE 12, 2007**

IN ATTENDANCE: President Byrne called the meeting to order at 7:10 p.m. The following Trustees were present: Hebda, Koch, Marquardt, Schwartz and Williams. Trustees Schultz was absent.

Also present were Village Manager Allison, Assistant Village Manager Kalmar and Engineer Brown; Hawthorn School District 73 representatives President Shanahan, Dr. Yomtoob and Dr. Zook; Vernon Hills Park District representatives President Garvanian, Vice President Doerhoefer, Commissioner Sente, Commissioner Peterson, Commissioner Meline and Executive Director DeGraaf; Cook Memorial Library representatives President Lawlor and Trustees Broms, Vieth, Oakley, Qirke, Dalton and Phillips.

1. **WORKSHOP MEETING – PLANNING FOR ASPEN PROPERTY SOUTH OF ROUTE 60**  
Mayor Byrne welcomes each of the taxing bodies and expressed his thanks for attending the meeting. He indicated that the Village had purchased the 8.73 acre property and that we own the land free and clear. He stated that he felt the site was a good location for a public use like the library. He stated that the Village had not plans to build anything on this site.

Al Maiden from Rolf Campbell & Associates thanks everyone for their attendance. He provides some brief introductory remarks about the process and the recognized Chris Miller from his office.

Chris Miller reviewed the various plans. Plan A did not connect Phillip Road to Aspen Road.

Plan A-1 does connect Phillip Road to Aspen Drive. In the plan, the proposed library is connected to the Sullivan Center and has a landscape buffer of approx 50 feet along Aspen Drive.

Plan B provide separate buildings, 30K library and indirect connected parking lots. It also includes a public space between the buildings. Same amount of floor as other plans. He indicated that this might set up for rain gardens to handle storm water

Plan B-1 provided for the 20K building, connection of Phillip Road to Aspen Drive and connected pedestrian space and parking lot.

South Parcel - All plans show different alternatives on how the space can be developed for open space and play fields. There are wetlands and a portion of the aquatic center berm extends onto the site.

Mayor Byrne - On plan A-1, Phillip Road would connect to Aspen Pointe Road. Is the distance adequate from Route 60 to allow turn lanes? Dave Brown stated that this would be the closest road distance to any major road like Route 60 in the Village. He anticipated that a traffic signal would be needed at the intersection with Phillip Road. Discussion took place regarding the intersection with concerns expressed with traffic conflicts at the intersection.

Chris Miller asked if any of the groups could provide some direction on the plans.

Trustee Koch indicated that he liked Alternative B. He specifically liked the pedestrian plan and breaking up thru use of green space. He also liked plan with ball field on the south plan.

The Library District asked if the Village would contribute towards development of the project? They specifically asked about paying for road extension, if possible. Mayor Byrne indicated that it depended on whether, from a traffic engineering standpoint, the placement of the new Phillip Road would work. If not done, we would need to consider a redesign for the site.

All the concepts show a connection to Phillip Road.

Does Park District intend to move forward on expanding the Sullivan Center?

Not in a financial position to build but would like some alternative funding possibilities. Their intent is to construct a field house with multi-purpose gym– similar to Libertyville sports complex but not as expansive. With the opening of Lifetime Fitness, the District stated that they need to reassess the fitness center component. Do not want to duplicate what's already in the market. With Lifetime fitness, they may need to reassess their plans. No intention to move forward at this time.

Can Village subdivide the land? Yes, to allow one group to move forward without the other.

With the timing issue, the Alternative B and B-1 work best for the library district.

Could the Plan be done in phases? Yes – Concerns with the location of the skate park. What are the advantages of the having the park, not having it, etc.

Are we breaking this up so that each district can develop at their own pace? Library would like to share site development costs. There are advantages to doing things on the site together.

How many acres does the library need to do the project – 4-4.5 acres?

We will need a traffic study to look at the bigger picture and then how the project might be phased. It might allow for alternative locations for the property.

Library would struggle to develop the shared areas. Library has not considered whether road should go through. They are looking at other rental sites. District is very appreciative of the Village's efforts.

Some things to share include utilities, site preparation, etc.

Dave Brown indicated that extending the road provides some access but causes stacking issues and will likely require signal and road re-configuration. You will also see significant amount of cut-through traffic. You connect the parking lots and put a gate up to prohibit cut-thru traffic. It was also noted that the Lederman access drive needs to be considered on the plans.

Could the size of the library in Plan B be reduced to 20K?

Library has an RFQ out for architects – will be interviewing in July. They want to move forward expeditiously as possible.

South Parcel – School District is interested in having more green area on the south. The question for the district is how do they pay for it. Park District doesn't have the funds but will be receiving funds from TIF District – estimated at approximately \$1,000,000.

Could the Districts work together to apply for a grant to do this project together? While none of the Districts have no budgets for these projects, some legislation down state SB 1429 will have a significant effect on the Village. We also asked Senator Like Rep Link to assist in funding this collective project.

The library has been pledged \$500K to develop the library.

Moving forward, what are the thoughts of the Village and how it would handle the land for the library – lease, gift, etc to the library? Mayor Byrne indicated that the Village will entertain all options. Would there be an impact on any grants if Village gave money to the library? Not that there aware of.

The library would like to have more conversations about the land. The Village agrees and will work with the library staff.

For the school and park district, they need to work through this issue.

The park district expressed their appreciation for the assistance throughout the year.

**2. ADJOURNMENT.**

The meeting adjourned at 8:18PM

Respectfully Submitted,

---

John Kalmar, Asst. Village Manager/Deputy Village Clerk