

**Minutes of the
Committee of the Whole Meeting
Vernon Hills Village Board**

July 6, 2010

IN ATTENDANCE: President Byrne called the meeting to order at 8:20p.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 Fleischhauer, Village Attorney Kenny, and Recording Secretary DeAnda

1. Approval of Committee of the Whole Minutes – June 15, 2010

Motion by Trustee Schultz, second by Trustee Marquardt to approve the Committee of the Whole minutes of June 15, 2010.

Roll call vote:

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

NAYS: 0 – None

ABSENT AND NOT VOTING: 0 – None

Motion carried.

2. Vernon Hills Park District - Century Park – North End Master Plan

Jeff Ballowe, Park District President, and Jeff Fougerousse, Executive Director, presented their plans for renovation and upgrading of Century Park. The Village staff is working with the Park District and its consultant to review the engineering and building related items. The Park District has also submitted the plans to the SMC and Army Corp for approval of the work adjacent to Big Bear Lake and Seavey Ditch. The Village Board was not required to take any action on these plans.

3. PNC Bank – Re-consideration of a Report and Recommendation from the Planning and Zoning Commission regarding the proposed PNC Bank and their request for final approvals of the site and landscaping plans and architectural elevations located on Lot 9 in the First Resubdivision of the Vernon Hills Town Center Subdivision

Ray Kennedy, Gensler Architects, representing PNC Bank, re-appeared before the Board to review revisions to their exterior building elevations. Based on the outcome of the June 15, COW, petitioner met with Trustee Schwartz and Marquardt to review the building elevations. At the meeting, suggestions were made and the petitioner has reworked on the exterior building elevations to improve the entrance of the building to make it more consistent with the remainder of the building and the overall development. The elevations provide a masonry exterior with cast stone base, vertical columns in each elevation. The overall height of the building to the parapet wall is 15'-2". The roof has also been changed from metal standing seam to architectural grade asphalt shingles which are made of recycled materials.

The petitioner has indicated that parking lot lighting will be consistent with the fixtures used in the adjacent lots. Canopy lighting will be recessed and, at night, there will be sensors which will be activated by vehicles entering the drive-thru lanes. No exterior lighting of the building has been provided nor is ornamental lighting expected to be added to the building.

It was explained that the landscaping plant materials are low level in height and will be generally consistent with the overall plan for the site. The petitioner has also provided landscape screening for the masonry garbage enclosure. The staff will review the plant material to insure proper height and suitability. During the discussion, the petitioner indicated that the developer will

provide the plants in the island directly adjacent to the outside drive-thru lane and along Town Center Road. Pursuant to a request from the Commission, the sidewalk running along Town Center Road will extend across the PNC property and connect into the future sidewalk which will be in front of the new retail buildings on Lot 7.

It was noted, the staff had requested that the petitioner include their proposed signage plan in the submittal packet although it has not been fully reviewed. No action was required of the Commission regarding the signs.

Attached to the Board packets were the revised elevations for the bank, the approved elevations for the building to the south and a letter from Antunovich Associates which reviews the revised plan and recommends approval of said plans.

The Commission voted unanimously 6-0 to recommend final approvals of the site and landscaping plans and architectural elevations, subject to the following conditions:

1. Compliance with the:
 - a. Proposed site plan prepared by GPD Associates with a stamped receive dated of 6/1/10 and consisting of page C-111.
 - b. Proposed landscape plan prepared by GPD Associates dated 5/26/10 and consisting of page L-101.
 - c. PNC bank - Exterior Elevations prepared by Gensler Architects and consisting of 2 pages and dated June 24, 2010.
 - d. PNC bank - Trash Enclosure prepared by Gensler Architects and consisting of one page and dated May 28, 2010.
2. The parking lot lighting shall be consistent with the existing fixtures within the development. The height of the light poles shall be reviewed and approved by the Village Engineer prior to issuance of a building permit. A photometric plan will be required to be submitted as a part of the site and engineering review.
3. The petitioner and property owner will provide information on who's responsible for the installation of landscaping adjacent to the drive-thru lane and on the north side of the property along Town Center Road. Detailed information on the timing of installation and the types of plant materials to be used shall be included on the PNC plans or on a separate plan shall be provided to the Village during review of the final landscaping plans. The landscape materials shall be installed prior to issuance of a final certificate of occupancy for the bank building.
4. No flag poles shall be permitted on the property.
5. The sign shall comply with the Sign Ordinance.
6. Review and approval of revised engineering and landscaping plans by the Village Engineer and Landscape Technician shall be required prior to issuance of a building permit for the proposed building.
7. The petitioner or developer shall provide a sidewalk connection from the existing sidewalk on Town Center Road to the proposed sidewalk/patio area to be constructed in front of the proposed retail building(s) located on south of the PNC site on Lot.
8. The approved building elevation design and colors shall be applied to area in and around the night deposit/ATM area.

Trustee Schultz asked Sy Taxman if the same color standing seam that was used over the entrance would be the standing seam used on the corners of their future restaurant building. Sy Taxman referred to the approved elevations to illustrate the standing seam product. Mr. Taxman

stated he thinks they will vary colors. He believes part of the architectural design is not to have it look like just a contiguous strip center. He stated this concept was done on Route 60 at Aspen Pointe and they have received many compliments because it does not look like a strip center. The center has individual characteristics even though it is be a contiguous building. He stated that was the intent here as well.

Trustee Koch complimented the new building. He stated the changes made were appreciated and thanked them for the effort.

Motion by Trustee Williams, second by Trustee Schultz, to direct the staff to prepare the ordinance granting final approvals to the site and landscaping plans and revised architectural elevations 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. Incentive Options for Mariano’s Fresh Market – Bradford Real Estate

Assistant Village Manager Kalmar reviewed the memo in the agenda packet that outlined the incentive options for Mariano’s Fresh Market. After discussion, the Village Board approved Alternative A – 15 Year Agreement.

Alternative A – Village received all of first 2 years sales tax revenue 15 Year Agreement

<u>Years</u>	<u>% to Developer</u>
1-2	0
3 thru 4	20
5 thru 7	30
8 thru 11	34
12	35
13 thru 15	36
Total payments	\$1,521,166
NPV using 5%	\$954,669

Village President Byrne stated he wanted written into the agreement that the Board does not want to enter into any agreement with Bradford to give a sales tax rebate for any of the outlots that may be sold.

Motion by Trustee Schwartz, second by Trustee Marquardt to approve Alternative A – 15 Year Agreement as outlined in a memo from Village Manager Allison, Assistant Village Manager Kalmar and Finance Director Nakrin dated July 2, 2010 as a sales tax rebate to Bradford.

Roll call vote:

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

NAYS: 0 – None

ABSENT AND NOT VOTING: 0 – None

Motion carried.

5. Intergovernmental Agreement between the Village of Vernon Hills and the Countryside Fire Protection District

Village Attorney Kenny approved signing the Intergovernmental Agreement with Countryside Fire Protection District. Chief Fleischhauer concurred. The resolution will be on the consent agenda of July 20, 2010.

Motion by Trustee Williams, second by Trustee Marquardt to approve the Intergovernmental Agreement between the Village of Vernon Hills and the Countryside Fire Protection District for the purpose of creating a combined dispatch center and directed staff to prepare appropriate resolution.

AYES: 7 – Hebda, Koch, Marquardt, Schultz, Schwartz, Williams, Byrne

NAYS: 0 – None

ABSENT AND NOT VOTING: 0 – None

Motion carried.

6. Municipal Waste Ordinance

Village Manager Allison outlined Village Attorney Kenny's revisions of the overall waste ordinance that addressed residential, single family, multifamily, and commercial waste.

Motion by Trustee Schultz, second by Trustee Williams to approve mandatory use of toters for trash for all residential units with enforcement on a complaint basis and directed staff to prepare the appropriate ordinance.

Roll call vote:

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

NAYS: 0 – None

ABSENT AND NOT VOTING: 0 – None

Motion carried.

7. Adjournment

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

Roll call vote:

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

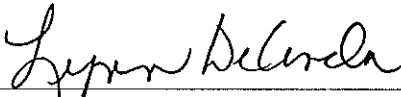
NAYS: 0 – None

ABSENT AND NOT VOTING: 0 – None

Motion carried.

The meeting adjourned at 9:22p.m.

Approved this 20th day of July, 2010.



Lynn DeAnda, Recording Secretary



Roger L. Byrne, Village President