

**MINUTES
COMMITTEE OF THE WHOLE MEETING
VILLAGE OF VERNON HILLS
JULY 7, 2009**

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

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

1. APPROVAL OF 6/16/2009 COMMITTEE OF THE WHOLE MINUTES.

Motion by Trustee Schultz, second by Trustee Koch approval of the revised 6/16/2009 Committee of the Whole Minutes. Roll call vote:

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

NAYS: 0-None

ABSENT AND NOT VOTING: 0-None

Motion carried.

2. VHTC – VERNON HILLS TOWN CENTER - CRÈME DE LA CRÈME PRE-SCHOOL - CONCEPT PRESENTATION.

Assistant Manager Kalmar stated Mr. Seymour Taxman and Stacy Taxman were present to discuss their proposed placement of a Crème de la Crème pre-school on Lot 7 within the development, which would consist of a 21,500 sq. ft. building, with a 20,000 sq. ft. outdoor play area at the northeast corner of the Town Center property. The proposed location would require adjustments to the site entrance from Town Center Road into the existing parking lot, with a loss of approximately 27 parking spaces. The B-1 District permitted day care centers as a special use. The pre-school would eliminate all but 7,500 sq ft of retail/restaurant space, which would allow two small retail/restaurant buildings adjacent to the entrance pond.

Mr. Taxman thanked the Village staff for reviewing changes to the Town Center during the economic downturn. Mr. Taxman stated Crème de la Crème was the Harvard of day care centers, with locations in Glenview and Barrington. Corporate headquarters are located in Colorado. The Crème de la Crème had specific guidelines for their centers. Mr. Taxman stated he had a commitment to complete the Town Center project and was in the process of completing the 6-story mixed-use building with no debt. Stacy Taxman was taking charge of the project and had several letters of intent of businesses interested in occupying the retail spaces.

President Byrne inquired if Mr. Taxman had attended the International Council of Shopping Centers and Mr. Taxman stated he was absent, but he understood the attendance was down approximately 50%. Mr. Taxman and Ms. Taxman stated current tenants had requested changes to monument signs for better identity.

President Byrne inquired about the CLC property to the north and was informed by Trustee Koch CLC was planning on developing a conference center once the State funds were available.

Trustee Hebda stated she would prefer to see retail on the site and requested more statistics on the need for the additional day care center in the area. Mr. Taxman requested flexibility in the

development of the corporate owned Crème de la Crème facility and noted this would be last location for Crème de la Crème in the Chicago area. Trustee Schultz stated this development would break away from the approved retail use and the property needed to be developed so real estate taxes could be generated. Trustee Marquardt concurred with the retail use and stated all concerns needed to be relieved of the cash pressures. Both Trustees Schwartz and Williams echoed the use should be retail and understood the need to be realistic at this time. Trustee Williams requested more information. President Byrne stated the Center was not a major sale tax generator and had no problem in supporting a change. Mr. Taxman and VHTC was directed to prepare site specific plans and elevations for the site for technical and appear before the Planning and Zoning Commission for a public hearing to consider amendment of the PUD and approval of a special use permit to allow the use.

3. **POLICE PENSION FUND - ADDITIONAL FUNDING.**

Finance Director Nakrin stated additional funding had been discussed at the 3/04/2009 Board meeting regarding an early contribution of \$1 million to the Police Pension Fund. Mr. Nakrin stated he had done an analysis and recommended the \$1,082,676 contribution, which was \$40,000 more than the ARC calculation dated 4/30/2008. The Police pension budget was \$15,324 higher than the ARC and the \$24,676 needed to make the \$40,000 additional fee would be transferred from the IMRF accounts, which was expected to be \$40,000 under budget. Mr. Nakrin also recommended continuation of the fund more than the ARC until the fund was 100% funded. The overfunding of the \$40,000 to \$42,000 contribution would continue over six years. A final resolution funding the \$40,000 \$42,000, with an increase of 5% per year until the pension fund was 100% funded, would be presented at the 8/04/2009 Board meeting for final approval.

4. **TOWN CENTER NORTH SOUTH ROAD.**

Village Manager Allison stated several Trustees had questioned the current name of the road and it was recommended to change the name to Byrne Boulevard. Staff was directed to prepare the necessary ordinance with the change.

5. **ADJOURNMENT.**

Motion by Trustee Schwartz, second by Trustee Williams approval to adjourn the Committee of the Whole meeting. Roll call vote:

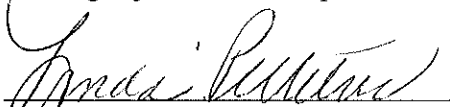
AYES: 6-Schultz, Schwartz, Williams, Hebda, Koch, Marquardt

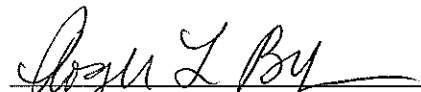
NAYS: 0-None

ABSENT AND NOT VOTING: 0-None

Motion carried.

Meeting adjourned at 8:55 p.m.


Linda Pelletier, Village Clerk


Roger L. Byrne, Village President