

**MINUTES
COMMITTEE OF THE WHOLE MEETING
VILLAGE OF VERNON HILLS
SEPTEMBER 3, 2008**

IN ATTENDANCE: President Byrne called the meeting to order at 7:45 p.m. The following Trustees were present: Hebda, Koch, Marquardt, Schultz and Schwartz. Trustee Williams was absent.

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

1. APPROVAL OF 8/19/2008 COMMITTEE OF THE WHOLE MINUTES.

Motion by Trustee Schultz, second by Trustee Koch approval of the 8/19/2008 Committee of the Whole Minutes. Roll call vote:

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

NAYS: 0-None

ABSENT: 1-Williams

Motion declared carried.

2. RUST-OLEUM CORP. – CONSIDERATION OF REPORT AND RECOMMENDATION FROM THE PLANNING AND ZONING COMMISSION REGARDING PLANS FOR PROPOSED PARKING LOT EXPANSION – 11 HAWTHORN PARKWAY.

Assistant Village Manager Kalmar stated representatives of Rust-Oleum Corporation appeared before the 8/27/2008 Planning and Zoning Commission requesting the expansion of their existing 62 space parking lot located on the west side of their building with the addition of 38 spaces; and the addition of a parking lot island and the re-establishment of landscaping on existing islands. The Planning and Zoning Commission voted unanimously (4-0) to recommend approval to amend the final site and landscaping plans for Rust-Oleum, subject to the following conditions:

A. General compliance with the following plans:

1. Engineering improvement plans prepared by Pearson, Brown & Associates, Inc consisting of 5 pages with a revised date of August 1, 2008.

2. Landscape Plan prepared by Western DuPage Landscaping, Inc consisting of pages L-1 with a date of 8/8/08. It is understood that these plans may have to be amended to address the changes to the parking lot. The petitioner will also change the bushes on the south side of the parking lot to an evergreen hedge.

B. Final approval of plans by the Village Engineer and Landscape Architect.

C. The petitioner shall take all reasonable measures to protect the trees on the south side of the parking lot during construction. These measures may include placing a temporary fence at the drip line of the trees to prevent encroachment of vehicles and construction materials. The Village Engineer or his representative shall determine the appropriate means of protection, if needed.

D. Compliance with all ordinances and standards of the Village.

Motion by Trustee Koch, second by Trustee Schultz to direct staff to prepare the necessary ordinance granting approval to amend the approved site and landscaping plans for Rust-Oleum parking lot expansion, subject to the above conditions. Roll call vote:

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

NAYS: 0-None

ABSENT: 1-Williams

Motion declared carried.

3. **PORT CLINTON PLACE CONDOMINIUMS, 1199 PORT CLINTON PLACE-REQUEST APPROVAL OF SITE PLAN REVISIONS TO ALLOW CONSTRUCTION OF A SCREEN WALL ENCLOSURE TO ACCOMMODATE A GENERATOR.**

Building Commissioner Atkinson stated representatives of Port Clinton Place Condominiums were present to request approval of site plan revisions to allow construction of a diesel generator with a 13' 4" x 25' 4" masonry (brick and stone) screen wall enclosure between the two condo buildings adjacent to the access drive serving the underground parking. The height of the enclosure would be 7' 4" above finished grade and a cedar stained gate would face east. Trustee Schultz questioned the use of diesel fuel being used versus natural gas. Motion by Trustee Schultz, second by Trustee Marquardt to direct staff to prepare the necessary ordinance subject to the following:

- a. Compliance with the proposed site plans prepared by Opus Architects and Engineers, Inc dated August 29, 2008.
- b. Compliance with the elevation drawings prepared by Opus Architects and Engineers, Inc dated August 29, 2008.

Roll call vote:

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

NAYS: 0-None

ABSENT: 1-Williams

Motion declared carried.

4. **VHAC 5 & 6 FIELD CONFIGURATION.**

Public Works Director Laudenslager stated a meeting was held 7/22/08 with the various stakeholders for Fields 5 & 6. There was a disagreement in the size of outfields for the two fields, with Field 5 at 250 feet and Field 6 at 200 feet. The Committee concurred to have staff proceed with the installation of lighting, which would be finished in time for Spring of 2009 use.

5. **ASPEN ATRIUM SITE PLANNING-SENIOR HOUSING-PARK DISTRICT COMMUNITY CENTER.**

President Byrne stated he and members of staff had visited the Victory Center in Bartlett, a Pathway Senior Living Community, which provided affordable living units for seniors. The facility had supportive and assisted living services that could possibly fit in on the Aspen Atrium site east of the proposed library site. Mr. Kalmar stated the site could only support one small building; a six acre site would be needed to construct two buildings. Trustee Koch suggested if the site was too small for housing the property could be used for park purposes. The park district was working with the school district for possible ball fields on the 12 acre site south of the Sullivan Center. Trustee Schultz concurred with Trustee Koch on the use for park purposes and suggested a mixed-use development at the Route 45 and CN railroad triangle site. The connection road between Aspen and Atrium could be relocated later in the development of site.

6. **ADJOURNMENT.**

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

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

NAYS: 0-None

ABSENT: 1-Williams

Motion declared carried.

Meeting adjourned at 9:10 p.m.

Linda Pelletier, Village Clerk

Roger L. Byrne, Village President