

**MINUTES  
COMMITTEE OF THE WHOLE MEETING  
VILLAGE OF VERNON HILLS  
SEPTEMBER 25, 2007**

IN ATTENDANCE: President Byrne called the meeting to order at 8:15 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, Village Engineer Brown, Public Works Director Laudenslager, Building Commissioner Atkinson and Attorney Boudreau.

**1. APPROVAL OF 9/06/2007 COMMITTEE OF THE WHOLE MINUTES.**

Motion by Trustee Schultz, second by Trustee Koch approval of the 9/06/2007 Committee of the Whole Minutes. Roll call vote:

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

NAYS: 0-None

ABSENT: 0-None

Motion declared carried.

**2. BAXTER CREDIT UNION/PAC SIB/LLC. ET AL, 340 MILWAUKEE AVENUE - CONSIDERATION OF REPORT AND RECOMMENDATION FROM PLANNING AND ZONING COMMISSION REGARDING A REQUEST FOR A SPECIAL USE PERMIT.**

Assistant Village Manager Kalmar stated representatives from Baxter Credit Union (BCU) and the property owner, PAC Sib/LLC had appeared before the 9/19/2007 Planning and Zoning Commission to request approval of a Special Use Permit to allow a bank with a drive-in establishment with an ATM facility. Baxter Credit Union was relocating from 400 Lakeview Pkwy. to the 340 Milwaukee Ave., a site originally approved in 2000, and previously occupied by Washington Mutual. The two improvements were to locate a generator and small storage building on the north side of the building, which would be consistent to the office building and two (2) drive-thru ATMs at the west parking lot, which required a special use permit. The drive-thru would result in the loss of 30 parking spaces. No one appeared at the Commission hearing to object to the project.

The Planning and Zoning Commission voted 5 affirmative and 1abstencia (Heidner due to being a member of BCU) to recommend approval of the special use permit to allow the drive-thru establishment with an ATM and approval to amend the approved site, landscaping and architectural plans, subject to the following conditions:

1. General compliance with the plans and elevations prepared by Interior Architects of Chicago consisting of Pages SK-01 thru SK-07 with a date of September 11, 2007.
2. Review and approval of engineering and site improvement plans prior to issuance of a building permit.
3. Review and approval of revised landscaping plans by the Village Landscape Architect prior to issuance of a temporary certificate of occupancy for the ATM buildings and generator site.
4. Replacement of a No Left Turn Sign in the median of the right in/out entrance on Lakeview Parkway for property located at 400 Lakeview Parkway prior to issuance of a temporary certificate of occupancy for the ATM. The intent of this sign is to prohibit left in/left out turning movements at the access point on Lakeview Parkway.
5. Compliance with all ordinances and standards of the Village.

6. Compliance with the Village Ordinance requiring that during construction, the large tree will be properly fenced to protect it.
7. Installation and approval of the plant material shall occur prior to the issuance of the final certificate of occupancy and release of the petitioner's obligations to the village.
8. Compliance with Corporate Woods and Village standards for noise abatement.

Motion by Trustee Koch, second by Trustee Hebda to direct staff to prepare the necessary ordinance granting approval to the necessary SUP and final site, landscaping and building elevations for this project, subject to the conditions listed above. Roll call vote:

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

NAYS: 0-None

ABSENT: 0-None

Motion declared carried.

3. **CONSIDERATION OF DEVELOPMENT SIGNS FOR PORT CLINTON PLACE BY OPUS NORTH/ER JAMES – PORT CLINTON ROAD AND ROUTE 45.**

Assistant Village Manager Kalmar stated representatives from Opus North and ER James were in attendance to request a development sign package for the Port Clinton Place project, which consisted of townhomes and condominiums. The original approvals did not include the signage for the development. Staff had reviewed the signs and generally agreed the signs were appropriate for the project and the overall architectural character of TIF District. The detailed review of the location and landscape materials had not occurred due to the conceptual nature of the plans. The review of the engineering plans showed a possible utility conflict with the placement of the signs that needed to be resolved. Opus North was proposing to locate one of the marker signs in the Port Clinton Road right of way and the secondary sign in the Route 45 right of way. Motion by Trustee Schultz, second by Trustee Marquardt to direct Opus North to prepare detailed plans for staff review and final approval; direct staff to prepare the necessary ordinance amending the Development Permit to approve the sign plans, upon completion of the review by the staff; and direct the Village attorney to prepare the necessary licensing agreement allowing for placement of the marker sign in the Port Clinton Road right of way. Roll call vote:

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

NAYS: 0-None

ABSENT: 0-None

Motion declared carried.

4. **WHITE DEER RUN GOLF COURSE -REQUEST FROM FOR APPROVAL OF SITE PLAN REVISIONS TO ALLOW CONSTRUCTION OF AN ADDITION TO THE CLUB HOUSE, 275 GREGG'S PARKWAY.**

Building Commissioner Atkinson stated representatives of White Deer Run Golf Course were in attendance to request approval of site plan revisions to allow construction of a 1,500 square foot three season one story addition on the back of the club house adjacent to the restaurant. The expansion would accommodate seating for an additional eighty (80) people in dining/banquet facility. The design of the pavilion would include cedar clad columns, beams and fascias painted white to match the color of the existing façade. The pavilion was designed with retractable canvas walls located between each column which can be lowered to enclose the pavilion during inclement weather. The canvas panels roll up into the interior perimeter eave. The landscaping would be altered as shown on the attached landscaping plan. Trustee Schultz noted the three season addition would have to remain as a non-smoking space when the panels were down. Motion by Trustee Hebda, second by Trustee Koch approval to direct staff to prepare the necessary ordinance subject to the site plan prepared by

Silva Architects and dated 8/06/2007; the Evergreen Landscape Associated, Inc, landscaping plan and dated 9/10/2007; and the Par Development Compliance letter dated 9/13/2007. Roll call vote:  
AYES: 6-Schwartz, Williams, Hebda, Koch, Marquardt, Schultz  
NAYS: 0-None  
ABSENT: 0-None  
Motion declared carried.

5. **WEISS DEVELOPMENT - RIVER'S EDGE LETTER OF AWARENESS FOR CONDO PROJECT ON MILWAUKEE AVENUE.**

President Byrne stated he and Assistant Manager Kalmar had met with Mr. Jerry Weiss to discuss a possible change to the letter of awareness that was required as a part of the development approval process. Mrs. Helen Weiss explained that with the current economic climate in real estate, the language in the letter, which identified the Depke Center adjacent to the site, could hinder the sales of units. The real estate market was quite difficult, since opening an on-site office in April 2007 and requested reference to the Depke Center be eliminated. Trustee Koch stated he would not be in favor of changing the letter of awareness. The Weiss' stated the letter of awareness suggested a hidden fact that was not clearly apparent in the agreement. Trustee Marquardt suggested referencing the Forest Preserve property in the letter. Motion by Trustee Koch, second by Trustee Williams direct staff to prepare the necessary ordinance amending the Development Permit for River's Edge, deleting Item #1-"the property located directly north of the River's Edge development is the Depke Juvenile Justice Complex, which is comprised of the Lake County Circuit Court Juvenile Division and the Lake County Juvenile Detention Center". Roll call vote:

AYES: 5-Williams, Hebda, Marquardt, Schultz, Schwartz  
NAYS: 1-Koch  
ABSENT: 0-None  
Motion declared carried.

Motion by Trustee Schultz, second by Trustee Williams to direct staff to review a certified notification letter to be prepared by Weiss Development and to be sent current owners regarding the elimination of Item #1 from the letter of awareness. Roll call vote:

AYES: 6-Hebda, Koch, Marquardt, Schultz, Schwartz, Williams  
NAYS: 0-None  
ABSENT: 0-None  
Motion declared carried.

Motion by Trustee Hebda, second by Trustee Williams to direct staff to prepare the necessary ordinance amending the Development Permit for River's Edge, eliminating the entire letter of awareness. Roll call vote:

AYES: 4-Marquardt, Schwartz, Williams, Hebda  
NAYS: 2-Koch, Schultz  
ABSENT: 0-None  
Motion declared carried.

6. **LEDERMAN- ATRIUM PARCEL TRAFFIC STUDY.**

Village Engineer Brown stated with the recent purchase of the parcel and potential redevelopment, a proposal by Civiltech Engineering, Inc. would be needed to evaluate existing conditions and identify traffic impacts of the various redevelopment proposals by the Village/Park District/Library Consortium in an amount not to exceed \$15,960.20. The Committee directed staff to prepare the necessary resolution for final approval and transfer of necessary funds.

**7. LAKEVIEW PARKWAY AND FAIRWAY DRIVE TRAFFIC COUNTS AND MODIFICATIONS.**

Village Engineer Brown stated staff had obtained a proposal to perform additional traffic counts at Lakeview Parkway, Fairway Drive, Route 60 and Hawthorn Parkway intersections. The scope of work included anticipated modifications at the intersection of Route 60 and Fairway/Mall Drive. The extension of Fairway Drive to Route 45, had increased the need for accommodating thru traffic and staff recommended that one of the left turn lanes should be converted to a thru lane. The Committee's consensus was to direct staff to prepare the necessary resolution for final approval in an amount not to exceed \$47,211 and transfer of necessary funds.

**8. VERNON HILLS GOLF COURSE-DAM REMOVAL PROFESSIONAL SERVICES WITH LIVING WATERS CONSULTANTS, INC.**

Village Engineer Brown stated the project was scheduled for construction in January 2008. The dams would be removed, the streambanks re-graded and the disturbed areas replanted. Grant monies had been received for the project. The schedule was based on a 60-day turnaround time from the regulatory agencies and the work would be performed in the off-season for golfers. The irrigation well would be included in the project, as well as the eventual path and drainage issues would be addressed in the future.

**9. ADJOURNMENT.**

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

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

NAYS: 0-None

ABSENT: 0-None

Motion declared carried.

Meeting adjourned at 9:24 p.m.

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Linda Pelletier, Village Clerk

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Roger L. Byrne, Village President