

**MINUTES
COMMITTEE OF THE WHOLE MEETING
VILLAGE OF VERNON HILLS
October 5, 2010**

IN ATTENDANCE: Village President Byrne called the meeting to order at 7:32 p.m. The following Trustees were present: President Byrne, Trustees Koch, Marquardt, Schultz, Schwartz. Trustees Williams and Hebda were absent.

Also present were Village Manager Allison, Assistant Village Manager Kalmar, Chief of Police Mark Fleischhauer, Finance Director Larry Nakrin, Building Commissioner Michael Atkinson, Attorney Kenny and Recording Secretary Fischbach

1. APPROVAL OF 9/21/2010 COMMITTEE OF THE WHOLE MINUTES.

Motion by Trustee Marquardt, second by Trustee Koch to approve the 9/21/2010 Committee of the Whole Minutes.

Roll call vote:

AYES: 4 - Koch, Marquardt, Schwartz, Byrne

NAYS: 0 - None

ABSTAIN: 1 - Schultz

ABSENT AND NOT VOTING: 2 – Williams, Hebda

Motion carried.

2. APPROVAL OF 9/28/2010 SPECIAL VILLAGE/PARK DISTRICT LIAISON AND SPECIAL COMMITTEE OF THE WHOLE MINUTES.

Motion by Trustee Koch, second by Trustee Marquardt to approve the 9/28/2010 Special Village/Park District Committee of the Whole Minutes.

Roll call vote:

AYES: 4 – Koch, Marquardt, Schwartz, Schultz

NAYS: 0 - None

ABSENT AND NOT VOTING: 2 – Williams, Hebda

Motion carried.

3. WEISS OFFICE BUILDING, 850/870 MILWAUKEE AVE, CONSIDERATION OF CHANGES TO THE APPROVED LANDSCAPE PLAN.

Property owner Mickey Weiss and landscape architect Sharon Dickson appeared before the COW to request approval to amend the approved landscape plan for the property located at the northwest corner of Milwaukee Avenue and Townline Road (Route 60). The building was constructed in 1994 with landscaping along the perimeter of the property adjacent to the roads. Since that time, the trees and evergreens have gotten quite large and are now obstructing the view of the property and building from the adjacent roads and a number of the trees have begun to decline in health due to their age and proximity to the roads.

Mr. Weiss is proposing to amend the approved plans to re-establish the plan and provide greater visibility to the property. The proposed plan calls for removal of old or diseased trees/evergreens/shrubs, vista

pruning of the remaining large caliper trees and creation of new or re-establishing planting beds which will contain flowers, ornamental grasses and trees, and various sizes of evergreen shrubs. The end result of this new plan will be an improved appearance to the property with significant improvement of the visibility for the building from the intersection. The monument signs and building mounted signs will become more visibility along each frontage.

Trustee Koch asked if there were any plans to update the building since it will be more visible. Sharon Dickson stated there were no plans at this time to change the façade of the building. Trustee Schultz asked if a power wash would make it look more presentable. Mr. Weiss indicated there are a couple areas where signs were recently removed that needed to be cleaned. Trustee Schwartz asked if there were any plans on upgrading the parking lot. Mr. Weiss indicated they are currently addressing the parking lot improvements. Trustee Marquardt asked about a wooden board covering a second floor window. Mr. Weiss stated it was a construction entrance and the window would be replaced.

Motion by Trustee Schultz, second by Trustee Koch directing staff to prepare the necessary ordinance granting approval of the proposed amendments to the landscape plan at 850/870 North Milwaukee Avenue, subject to compliance with following conditions:

1. General compliance with the plans entitled Renovation Landscape Plan Option C consisting of 2 pages with revised date of 9/24/10.
2. Final approval of the plan by the Village Landscape Tech.
3. Prior to the commencement of any work, the petitioner or property owner shall pay the required permit/inspection fee and provide the standard bond, pursuant to the Village Code, guaranteeing the work as may be required by the Village's Landscape Technician.
4. Other conditions as may be required by the Board.
5. Replacing the Construction entrance on the second floor with a window
6. Approval to begin the removal of plant materials and trees prior to approval of the final ordinance

Roll call vote:

AYES: 5 – Koch, Marquardt, Schwartz, Schultz, Byrne

NAYS: 0 None

ABSENT AND NOT VOTING: 2 – Williams, Hebda

Motion carried.

4. REQUEST FROM VERIZON WIRELESS FOR APPROVAL OF SITE PLAN REVISIONS TO ALLOW CONSTRUCTION OF A MONO-POLE AND EQUIPMENT ENCLOSURE ON THE METRA PARKING LOT, 99 EAST ROUTE 45

Building Commissioner Atkinson indicated that Verizon Wireless proposes a 127 foot tall mono-pole and enclosure would be located on the east side of the center landscape island between the east and west parking lots. The equipment enclosure would occupy six parking spaces and would have an overall size of 55.5' x 20.5'. The tower base and all equipment would be screened with a 10'-0" tall cedar enclosure. The tower would be designed to accommodate an additional cell provider should there be interest from other companies. The tower would be approximately 400' from Route 45, 500' from Centennial Crossings and 800' from Hawthorn Club.

Similar to the other mono-poles, the Village would have a platform at the 100' elevation. A micro-wave antenna would be placed on the platform and would be used to provide a real time video feed to the

Police Department. The live feed would help promote the continued safety of customers using the train station.

As directed by the Village Board at the Concept Review in April, photo simulations of the proposed tower were placed the village web-site. Additionally, the associations for Centennial Crossings and Stone Fence Farms were notified. To date, we have received feedback from three residents. In each case, concerns were raised regarding the aesthetic appearance of the tower.

Mr. Edward Murray, JB Partners was present to answer any questions. Trustee Schultz expressed concerns regarding the security and safety around the enclosure to ensure no one can get into the enclosures or hide behind it. Building Commissioner Atkinson indicated that this could be addressed with Verizon and the site plan could be amended to include appropriate lighting.

Village Manager Allison and Building Commissioner Atkinson indicated all residents were notified on multiple occasion of the proposed pole, on the web site and through the Home Owners Association.

Motion by Trustee Koch, second by Trustee Marquardt directing staff to prepare an ordinance approving the site modifications subject to the following conditions:

1. Compliance with the proposed site plans, page T-1, C-1 through C-3 and LS-1 through LS-1.1 prepared by CLS Consolidated Land Surveying and Professional Engineers, dated August 2, 2010.
2. Compliance with the elevation drawings, technical plans and design drawings of the screened enclosure, pages A-1 through A-3, E-1, D-1 through D-3 and SP-1 through SP-2, prepared by CLS Consolidated Land Surveying and Professional Engineers., dated August 2, 2010.

Roll call vote:

AYES: 4 – Koch, Marquardt, Schwartz, Schultz

NAYS: 0 None

ABSENT AND NOT VOTING: 2 – Williams, Hebda

Motion carried.

5. REQUEST APPROVAL OF A RESOLUTION AUTHORIZING THE VILLAGE TO ENTER INTO A LEASE AGREEMENT WITH VERIZON WIRELESS FOR PLACEMENT OF ANTENNA FACILITIES ON THE METRA PARKING LOT, 99 EAST ROUTE 45

Building Commissioner Atkinson addressed the lease agreement with Verizon Wireless. Verizon Wireless agrees to construct a new mono-pole at its own cost and expense. The Village would own the mono-pole and Verizon would lease space from the Village for its antenna facilities. The terms of the lease are substantially the same as past leases approved by the Village Board. The initial lease would be for five years. Verizon would be entitled to renew the lease for five additional and successive five year terms. The one difference relates to rent payment within the wording of the agreement. Rather than stating that the rent payment is \$2000/month with Verizon entitled to a \$500 rent credit, the agreement simply states that Verizon is required to pay \$1500/month. As in the past, a 104% escalator is included.

Approval of the Verizon lease would generate \$18,000 annual revenue. Combined with previous leases approved by the Board, the village will realize total annual revenues of \$90,720. As prescribed by the lease terms, revenues would escalate at a rate of 104% per year. These include Metra (Verizon), the

Village Hall (T-Mobile and Clear Wireless), Public Works (T-Mobile) and the Police Telecommunication Facility (Clear Wireless).

It should also be noted that AT&T will be approaching the Board for approval of a lease to be the second provider on the police mono-pole. This would create an additional \$24,000/year resulting in total annual revenues of \$114,000. There is additional space available on the police and Metra poles that could generate an additional \$48,000/year. The attached spread sheet provides further detail. President Byrne asked for some additional information on revenues and what other providers are paying communities.

Motion by Trustee Koch, second by Trustee Schultz directing Staff to prepare a resolution authorizing the Village to enter into a lease agreement with SMSA Limited Partnership, d/b/a Verizon Wireless subject to the terms of the attached draft lease and final review by the Village Attorney.

Roll call vote:

AYES: 4 – Koch, Marquardt, Schwartz, Schultz

NAYS: 0 None

ABSENT AND NOT VOTING: 2 – Williams, Hebda

Motion carried.

6. ADJOURN THE COMMITTEE OF THE WHOLE

On a motion by Schwartz and second by Trustee Koch the Committee of the Whole was adjourned

Roll call vote:

AYES: 4 – Koch, Marquardt, Schwartz, Schultz

NAYS: 0 None

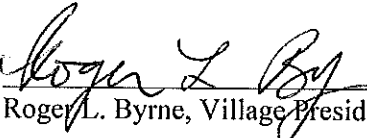
ABSENT AND NOT VOTING: 2 – Williams, Hebda

Motion carried.

Meeting adjourned at 8:08 p.m.



Michael W. Altsch, Village Manager/Clerk



Roger L. Byrne, Village President

MSA/LLF

Approved this 3rd day of November 2010