

**MINUTES
COMMITTEE OF THE WHOLE MEETING
VILLAGE OF VERNON HILLS
OCTOBER 20, 2009**

IN ATTENDANCE: President Byrne called the meeting to order at 7:35 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 (arrived at 8:20 p.m.), Village Engineer Brown, Public Works Director Laudenslager, Building Commissioner Atkinson, Attorney Wolfberg and Village Clerk Pelletier.

1. APPROVAL OF 10/06/2009 COMMITTEE OF THE WHOLE MINUTES.

Motion by Trustee Williams, second by Trustee Schultz approval of the 10/06/2009 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. CHASE PROPERTIES – HAWTHORN HILLS FASHION SQUARE – ECONOMIC INCENTIVE AGREEMENT.

President Byrne stated there were five vacant spaces at the center and Chase Properties was requesting an economic incentive agreement to offset expenses to develop the Dick Sporting Goods site in the old Wicks Furniture space, as well as at the other vacant spaces. Assistant Village Manager Kalmar stated State law would allow for an economic incentive agreement. Mr. Kalmar stated staff was looking for direction on terms which included spaces eligible; exclusion of current tenants of the Village; the outlot pad; landscaping and hardscaping plans.

President Byrne requested Chase Properties not to plan the relocation of the Golf Galaxy to center since they were owned by Dick's Sporting Goods. The Chase representatives were not aware of any relocation by Golf Galaxy. Trustee Koch stated concerns on 0% income. Trustee Schultz stated concerns of a financial service business be allowed on the outlot pad and requested it be excluded from the agreement. President Byrne requested to see the national average financials. Manager Allison stated a \$10 million figure was discussed. Trustee Schultz stated the 50/50 split was admirable and requested the term of the agreement be reduced to less than 15 years. President Byrne preferred Exhibit C of the Sales Tax Sharing Analysis.

President Byrne referenced an Occupancy Tax referendum could be an option. Attorney Wolfberg stated the Illinois Business Redevelopment Act at a 1% increase for eligible areas designated as blighted, obsolescence and the need of the replacement of infrastructure and utilities. President Byrne questioned the payout if the projected sales tax was not received and fell short. Trustees Marquardt and Schultz preferred the agreement to be shorter. Motion by Trustee Williams, second by Trustee Marquardt approval of Exhibit C of the Sales Tax Sharing Analysis and direct staff to prepare the necessary ordinance pursuant to 65 ILCS 5/8-11-20 approving and executing the 20-year economic incentive agreement including the ten items as discussed. Roll call vote:

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

NAYS: 0-None

ABSENT AND NOT VOTING: 0-None

Motion carried.

3. SHOPS OF ASPEN POINTE – PRESENTATION OF PLANS FOR CHILI’S RESTAURANT – LOT 4 ASPEN POINTE.

Ms. Lisa Kennedy, architect for ERJ Dining LLC presented plans to construct a new stand-alone 5,800 sq. ft. Chili’s Restaurant on Lot 4 in the Aspen Pointe PUD. The restaurant would seat 184 patrons and would not interconnect with the Buffalo Wild Wings Restaurant to the east. The outdoor eating plan would accommodate seating for 32 seats and would be surrounded by a well-landscaped area, which would serve as a transitional buffer between buildings. The brick would need be modified to blend with surrounding buildings at Aspen Pointe. President Byrne requested the large red pepper be removed. Trustee Koch stated concerns with parking. The site would accommodate 96 parking spaces. Trustee Hebda requested the design to be similar to the Deerpark Chili’s. Trustee Schultz requested cream color brick and a walkway through the landscaped area to accommodate pedestrian traffic. The signage would need further review. Consensus of the Committee was to allow Chili’s to proceed with their plans.

4. VERNON HILLS TOWN CENTER - CONSIDERATION OF CHANGES TO THE APPROVED BUILDING ELEVATIONS TO THE COMMONS AT TOWN CENTER BUILDING AS REQUESTED BY VHTC, LLC.

Ms. Stacy Taxman of VHTC, LLC was present to request amending the approved elevations for the Commons at Town Center with the addition of a cornice detail along the parapet walls. Motion by Trustee Schultz, second by Trustee Koch approval to direct staff to prepare an ordinance amending Ordinance 2007-31 to allow the proposed amendments as set forth in the plans dated 10/16/2009. Roll call vote:

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

NAYS: 0-None

ABSENT AND NOT VOTING: 0-None

Motion carried.

5. ATRIUM DRIVE INFRASTRUCTURE.

Assistant Village Manager Kalmar stated the Deerpath Atrium Association had met 10/06/2009 and discussed the Atrium Drive infrastructure. Staff prepared a list of items to bring the road up to standards at an approximately cost of \$157,749. The HOA had requested the roadway to dedicated to the Village. If the costs were shared amongst the HOA entities, the Village's portion would be approximately \$20,000, but staff had concerns that certain partners could not afford the improvements. President Byrne requested the Village to proceed with the road dedication with the Senior housing coming to the area. Village Engineer Brown stated the costs included replacement of street light poles and control switches. Manager Allison stated the dedication issue would need to be discussed with the HOA members and further discussion would be done at a future Committee of the Whole meeting.

6. ROAD REHABILITATION PROGRAM – FY2010-11 & 5 YEAR PLAN.

Village Engineer Brown stated staff was seeking approval of the FY2010-11 Road Rehabilitation Program, which was funded by Motor Fuel Tax Funds. The annual program was reduced by approximately \$300,000 for each of the next 4 year programs. Mr. Brown recommended finalizing the design this fall so the bid could be let prior to the larger IDOT bid openings in January. The estimated cost of the 2010 Road Rehab project was \$687,239, which included work on Aspen Drive from Aspen Pointe south to CDS; Apollo, Alice and Aqua Courts; Abbey Lane; New Century Street from Dominick's to Ring Road. The Committee directed staff to proceed with the design and bid proposal for the FY2010-11 Road Rehabilitation Program.

7. COMMUNITY SPONSORSHIP CONCEPTS.

Public Works Director Laudenslager presented several ideas for sponsorship at municipal facilities which included digital screens at the Metra Station for announcements; business sponsored banners for the major street light poles; the purchase of non-alcoholic beverages for special events; advertising signs/banners at the VHAC Ballfields; the use of the VHAC for corporate events; business sponsored scorecards and tee signs at the Municipal Golf Course; and vinyl wrapped advertising on municipal vehicles.

Trustee Schultz was in favor of the digital screens if it would generate additional revenue to offset the cost to operate the Metra Station. Trustee Koch concurred and favored the purchase of non-alcoholic beverage agreement. Trustee Koch was not in favor of the tee signs. Trustee Schwartz questioned whether advertising should be allowed, which could open a Pandora's box. Village attorney was directed to research advertising issues.

8. AUTUMN LEAVES-CONSIDERATION OF CHANGES TO THE APPROVED MONUMENT SIGN.

Ms. Kay Kneipmann, Director of Development for The LaSalle Group, Inc. was present to request approval to amend the approved monument sign at their facility, 500 Atrium Drive. The new sign would increase the plaque to 24.6 square feet and would consist of brick surround, which would bring to the overall sign size to 50 square feet. Motion by Trustee Schultz, second by Trustee Koch approval to direct staff to prepare the necessary ordinance amending Ord. 2007-47 to allow the new sign as set forth on the 9/29/2009 dated plans. Roll call vote:

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

NAYS: 0-None

ABSENT AND NOT

Motion carried.

9. BUDGET ADJUSTMENTS.

President Byrne requested information regarding the issue to move forward with service levels and employee staffing. The Committee concurred to schedule a Special meeting to be held on Saturday, October 31, 2009 at 8:00 a.m.

10. ADJOURNMENT.

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


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


NAYS: 0-None

ABSENT AND NOT VOTING: 0-None

Motion carried.

Meeting adjourned at 9:53 p.m.


Linda Pelletier, Village Clerk


Roger L. Byrne, Village President