

**MINUTES  
COMMITTEE OF THE WHOLE MEETING  
VILLAGE OF VERNON HILLS  
OCTOBER 21, 2008**

IN ATTENDANCE: President Byrne called the meeting to order at 7:30 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, Attorney Wolfberg and Village Clerk Pelletier.

**1. APPROVAL OF 9/16/2008 COMMITTEE OF THE WHOLE MINUTES.**

Motion by Trustee Hebda, second by Trustee Koch approval of the 9/16/2008 Committee of the Whole Minutes. Roll call vote:

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

Nays: 0-None

Absent and not voting: 0-None

Motion carried.

**2. RESIDENTIAL TREE PRESERVATION.**

Assistant Village Manager Kalmar stated the Village received a survey completed by the NWMC of 23 communities regarding tree preservation. The regulations differed among the communities, and most regulations were completed through the development process. The trees within the Village are not fully mature and currently, there had not been a significant number of trees removed. The Village forestry was substantial. Trees removed were due to encroachment of structures by over hanging branches or for building additions. An educational process could be established to inform residents of tree preservation. Staff was directed to continue research and prepare standards for further discussion in January 2009.

**3. JACOBS HOME-ASPEN POINTE TOWNHOMES-REQUEST TO ELIMINATE BRICK PAVERS WITH THE DEVELOPMENT.**

Village Engineer Brown stated staff had received a request from Jacobs Homes to eliminate the proposed brick pavers at two Alpine Springs Drive private intersections. Keith Jacobs and Steve Goodman were present to make the request due to the costs of such pavement as well as snow removal expenses. Staff requested a sidewalk be installed between the homes and the business area. Trustee Schwartz stated the current residents should be notified of the pavement changes. Motion by Trustee Williams, Trustee Koch approval of eliminating the brick pavers and the addition of a public sidewalk, subject to the outcome of a resident survey. Roll call vote:

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

Nays: 0-None

Absent and not voting: 0-None

Motion carried.

**4. SENIOR HOUSING PROJECT – PRESENTATION OF CONCEPT PLAN BY PATHWAY DEVELOPMENT LLC FOR LOT 4 IN THE DEERPATH ATRIUM SUBDIVISION.**

President Byrne stated staff had discussed the senior housing project as part of the strategic plan of the Village. Robert Helle of Pathway Development LLC and Mary Ellen Tamasy of the Lake County Residential Development Corporation were present to provide the concept plan for the Village property located in Deerpath Atrium. The development would consist of 2 buildings and associated parking, which would consist of a 120 unit senior apartment building and a 120 unit supportive living

facility with a height of 5-story and 6-story respectively. The senior apartment would be 80% affordable senior housing and 20% at market price. The affordable housing was based on an annual income of \$32,000.

The plan called for a parking lot on the north side of the property to be located within the Phillip Road right-of-way, which would require a vacation of Phillip Road and relocation of the Famous Dave's Restaurant driveway entrance. Atrium Drive, a private road would also be used for parking purposes, providing permission of the adjacent owner's association. Additional approvals would consist of rezoning, a special use permit and multiple variations. President Byrne requested the plans be shared with the Owner's Association, Park District and Cook Memorial Library. The Committee concurred the developer could begin their technical review process, the Planning and Zoning Commission hearings and staff would prepare a letter of intent for purpose of submitting for tax credits.

5. **VILLAGE/PARK DISTRICT – INTERGOVERNMENTAL AGREEMENT – VHAC.**

Village Manager Allison stated the liaisons for the Park District would be meeting with Park District liaisons to review the draft intergovernmental agreeing for the Vernon Hills Athletic Complex (VHAC).

6. **REVIEW AND ACCEPTANCE OF COOK LIBRARY/BASEMENT BIDS – REVIEW OF LIBRARY FINANCING – BASEMENT BIDS.**

Village Manager Allison stated the Cook Memorial Library Board was meeting to review the bid tabulations regarding the library financing of basement bids. Jan Bahounek, architect was present to answer question regarding the possible use of basement. The basement alternate would be a shell structure only. Dan Armstrong, Library Director stated the selection of the contractor would be discussed at the Cook Library meeting to be held on 10/28/2008.

7. **VILLAGE HALL SIDE ENTRANCE CANOPY – ALTERNATIVE**

Building Commission Atkinson presented plans for an employee entrance canopy, which was to match the design of the building. Motion by Trustee Williams, second by Trustee Schultz to direct staff to purchase a gray colored canvas canopy in an amount not to exceed \$1,266. Roll call vote:

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

Nays: 0-None

Absent and not voting: 0-None

Motion carried.

8. **ADJOURNMENT.**

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

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

NAYS: 0-None

ABSENT: 0-None

Motion declared carried.

Meeting adjourned at 9:30 p.m.

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Linda Pelletier, Village Clerk

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Roger L. Byrne, Village President

