

**MINUTES
COMMITTEE OF THE WHOLE MEETING
VILLAGE OF VERNON HILLS
NOVEMBER 18, 2008**

IN ATTENDANCE: President Byrne called the meeting to order at 8:15 p.m. The following Trustees were present: Koch, Marquardt, Schultz and Williams. Trustee Hebda and Schwartz were absent.

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 Kenny and Village Clerk Pelletier.

1. APPROVAL OF 11/05/2008 COMMITTEE OF THE WHOLE MINUTES.

Motion by Trustee Williams, second by Trustee Marquardt approval of the 11/05/2008 Committee of the Whole Minutes. Roll call vote:

Ayes: 5-Koch, Marquardt, Schultz, Williams, Byrne

Nays: 0-None

Absent and not voting: 2-Schwartz, Hebda

Motion carried.

2. THE OAKS OF VERNON HILLS-CONSIDERATION OF REPORT AND RECOMMENDATIONS FROM THE PLANNING AND ZONING COMMISSION REGARDING A REQUESTING VARIOUS APPROVALS FOR SITE LOCATED ON THE NORTH SIDE OF ROUTE 45, BEING THE FORMER KELLY'S DAY CAMP AND THE LEIKAM TAP PROPERTIES.

Assistant Village Manager Kalmar stated representatives of Hamilton Partners appeared before the 10/22/2008 Planning and Zoning Commission to request approval of the final landscaping plan and Plat of Subdivision for the former Kelly's Day Camp and Leikam Tap properties. Mr. Kalmar stated the landscaping would be more natural and less manicured look with a different feel than the landscaping in Corporate Woods.

Trustee Schultz recommended the road north through the site should be connected to alleviate traffic congestion onto Route 45. Trustee Schultz recommended the right of way agreement would be in perpetuity.

The Planning and Zoning Commission voted 4-0 to recommend final approvals of the Plat of Subdivision and landscape plan subject to the following:

General Compliance with the following plans:

A. Final Plat of Subdivision – The Oaks of Vernon Hills, A Planned Unit Development prepared by Manhard Consulting, Ltd with a revised date of 9/2/08 and consisting of 3 pages.

B. Final Landscaping Plans prepared by Brickman with a revised date of 10/13/08 and consisting of page L1 thru L4.

Conditions of Approval:

1. Final approval of plans by the Village Engineer and Landscape Architect prior to issuance of a building permit.
2. Compliance with the responses from Michael J. Rolfs of Hamilton Partners and Jennifer A Dahm of Brickman to the Tree Preservation Plan Technical Review #4 prepared by Tom

- Brettmann in a Memorandum to David Brown dated September 12, 2008 with a stamped receive date of October 13, 2008 and consisting of 6 pages.
3. The Village Attorney shall review and approve the REA Documents for the project and Conservation Language for the preservation area prior to recordation of the Plat of Subdivision.
 4. Review and approval of the final site and landscaping plans for each building Lots 1, 2, 3 and 4 by the Planning and Zoning Commission and Village Board shall be required prior to issuance of a building permit for each building. This review shall include placement of bike racks and dumpsters on each lot and adjacent to each building.
 5. Review and approval of the final engineering plans by the Village Engineer for each building Lots 1, 2, 3 and 4 shall be required prior to issuance of a building permit for each lot.
 6. During the review of Lot 1 and due to concerns with traffic circulation and possible conflicts, special attention will be given to the ultimate design and placement of the drive-thru lane for Commercial Building E on Lot 1. The Planning and Zoning Commission and Village Board may require one-way traffic circulation within the parking lot to eliminate potential traffic conflicts.
 7. Due to concerns with possible traffic congestion and back up of traffic on the southernmost entrance to Lot 1 when Road A, as identified on the Plat of Subdivision, is completely constructed and connected to the properties either north or east (Darling Farm) of the subject property, the Village, in the opinion of the Village Manager, may require the conversion of the south entrance to Lot 1 from full access to right in/right out only access. Said conversion shall be at the property owner's expense. The conversion of this entrance will be completed within a reasonable amount of time as so designated by the Village Manager but shall not exceed one year after receipt of written notice from the Village to the property owner requiring said conversion.
 8. The property developer shall pay a proportionate share of the cost for install a traffic signal on Route 45 and the cost for maintenance of the signal. The Village may require the future developer of the Darling Farm property located north of the site to contribute towards the cost of said signal installation.
 9. The Village recognizes that Road B is provided on the Plat of Subdivision to insure future access via a public road to the vacant property (Darling Farm) located east of Lot 3. The Village will require the interconnection of the two properties via Road B. The Village further recognizes that, depending on the development of Lot 3 and/or the vacant property to the east, Road B may have to be moved within the boundaries of Lot 3. The Village agrees to work with the future developer of Lot 3, if necessary, to encourage the development of Lot 3 while also maintaining access to the east. The Village further agrees to vacate all or portions of Road B as long as the access via a public road to the property to the east is maintained.

Motion by Trustee Williams, second by Trustee Marquardt to direct staff to prepare the necessary ordinance granting necessary approvals for the Oaks of Vernon Hills PUD, subject to compliance with Conditions of Approval previously approved conditions as stated above. Roll call vote:

Ayes: 5-Marquardt, Schultz, Williams, Koch, Byrne

Nays: 0-None

Absent and not voting: 2-Schwartz, Hebda

Motion carried.

3. **"2009 VERNON HILLS GRAND PRIX" CYCLING EVENT VHAC MAY 2009.**

Manager Allison stated a cycling promoter, which held races in May at the VHAC over the past several years had requested to hold an event in May 2009. Village expenses should only be for the cost of personnel with no costs of sponsorship for the event.

4. **ADJOURNMENT.**

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

Ayes: 5-Schultz, Williams, Koch, Marquardt, Byrne

Nays: 0-None

Absent and not voting: 2-Schwartz, Hebda

Motion carried.

Meeting adjourned at 8:45 p.m.

Linda Pelletier, Village Clerk

Roger L. Byrne, Village President