

**MINUTES
COMMITTEE OF THE WHOLE MEETING
VILLAGE OF VERNON HILLS
NOVEMBER 18, 2009**

IN ATTENDANCE: President Byrne called the meeting to order at 7:55 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, Commissioner Atkinson, Attorney Kenny and Village Clerk Pelletier.

1. APPROVAL OF 10/31/2009 SPECIAL COMMITTEE OF THE WHOLE AND 11/03/2009 COMMITTEE OF THE WHOLE MINUTES.

Trustee Schultz requested separate motions for approvals. Motion by Trustee Schultz, second by Trustee Williams approval of the 10/31/2009 Special Committee of the Whole. Roll call vote:

AYES: 5-Williams, Hebda, Marquardt, Schultz, Schwartz

NAYS: 0-None

ABSENT AND NOT VOTING: 1-Koch

Motion carried.

Motion by Trustee Hebda, second by Trustee Schwartz approval of the 11/03/2009 Committee of the Whole Minutes. Roll call vote:

AYES: 4-Williams, Hebda, Marquardt, Byrne

NAYS: 0-None

ABSTAIN: 2- Schultz, Schwartz

ABSENT AND NOT VOTING: 1-Koch

Motion carried.

2. JAMES MARTIN ASSOCIATES, INC - PROPOSED SITE PLAN FOR PROPERTY LOCATED AT 29 EAST US HIGHWAY 45.

Assistant Village Manager Kalmar stated Tom Bolas, General Director of James Martin Associates representative was present to discuss plans for their site and possible expansion onto the Congregation Beit Haverim property, which they were in discussions to purchase. The rear yard located outside the septic field would be converted to a gravel parking lot to allow storage of vehicles and equipment, and would be connected to the existing parking lot by gravel driveways. The current existing apartments at the congregation would remain and used by college interns employed by Martin Associates. Grade differentials would need to be addressed between the two properties, as well as additional screening along Route 45 to block view from residents to the north, across Route 45. Motion by Trustee Marquardt, second by Trustee Schultz approval to direct James Martin Associates to appear before the Planning and Zoning Commission for a public hearing for the Special Use Permit. Roll call vote:

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

NAYS: 0-None

ABSENT AND NOT VOTING: 0-None

Motion carried.

3. CONSIDERATION OF A REPORT AND RECOMMENDATION FROM THE PLANNING AND ZONING COMMISSION REGARDING THE PROPOSED RENOVATION AND

DEVELOPMENT OF THE FORMER TWEETER BUILDING LOCATED AT 700 EAST TOWNLINE ROAD.

1. Assistant Village Manager Kalmar stated Jason Smith of Circle H Vernon Hills LLC appeared before the 11/11/2009 Planning and Zoning Commission to request approval of Special Use Permit to allow a fast food, carry-out style restaurant serving alcoholic beverages, known as Qdoba Mexican Grill and final approvals for the amended site and landscaping plans and building elevations. The Commission voted unanimously 4-0 to recommend the Special Use Permit, Landscaping and Site plans approvals, subject to the following conditions:
 - a) Receipt of a liquor license from the Liquor and License Committee.
 - b) Receipt of all required licenses from the Village and Lake County Health Department prior to issuance of a final certificate of occupancy.
 - c) Compliance with the plans prepared by Pugsley & La Haie LTD with revised date 10/21/09 and consisting of 2 pages.
 - d) Compliance with the plans prepared by Reitan Architects, LLC with a revised date of 11/2/09 and consisting of pages ST1 and A1 thru 3.
 - e) Compliance with the plans prepared by CEMCON Ltd (Parking Lot and Drainage Improvements) with a revised date of 10/29/09 and consisting of 10 pages with (1 thru 9A)
 - f) Compliance with the Village Sign Ordinance.
 - g) Adequate outdoor storage of trash and food waste shall be provided for the use to include a west and eastern access to the trash enclosure.
 - h) Compliance with all ordinances and standards of the Village except as may otherwise be provided.
 - i) Paint and/or upgrade the utility boxes.

Motion by Trustee Williams, second by Trustee Schultz approval to direct staff to prepare the necessary ordinance granting approval to a Special Use Permit for a fast food, carry-out style restaurant serving alcoholic beverages, known as Qdoba Mexican Grill and final approvals to the amended site and landscaping plans and building elevations subject to the conditions as set forth above. Roll call vote:

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

NAYS: 0-None

ABSENT AND NOT VOTING: 0-None

Motion carried.

4. PATHWAY SENIOR LIVING PROJECT-VICTORY CENTRE OF VERNON HILLS DEVELOPER IMPACT FEE DONATIONS.

Assistant Village Manager Kalmar stated Robert Helle was present to request reconsideration of the funding levels for donations to Countryside Fire Department, Cook Library, Vernon Hills Senior Center and the Park District. Consensus of the Committee was to remove the Library donation; reduced Senior Center donation and direct staff to prepare donation agreements.

5. CONSIDERATION OF CHANGES TO THE APPROVED MONUMENT SIGNS FOR THE VERNON HILLS TOWN CENTER AND CONCEPT REVIEW FOR NEW SIGNS AT "THE COMMONS AT TOWN CENTER".

Building Commissioner Atkinson stated Stacy Taxman was present to request two changes to their regarding signage for their development. One was to redesign the monument signs and the second was for new signage for the residential apartments. The monument signs would be redesigned on the same base, with the replacement of some laden stone with a smooth pre-cast material similar to the main Town Center sign and would be more legible than the current signage. The width would remain

the same and the height would increase by two feet. Motion by Trustee Koch, second by Trustee Williams approval to direct staff to prepare the necessary ordinance amending Ord. 2007-31 and allowed the amended signs discussed and as set forth in plans dated 11/08/2009. Roll call vote:

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

NAYS: 0-None

ABSENT AND NOT VOTING: 0-None

Motion carried.

The Residential signage would include two signs that were not part of the original approvals, and would require approval of the Planning and Zoning Commission. One sign would be located on the northwest corner of the building above the main entrance and the second would be located within the landscaping area adjacent to Town Center Road. Motion by Trustee Schultz, second by Trustee Williams approval to direct the petitioner to Planning and Zoning for a variance as presented. Roll call vote:

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

NAYS: 0-None

ABSENT AND NOT VOTING: 0-None

Motion carried.

6. REQUEST FROM CLEAR WIRELESS, LLC FOR APPROVAL OF SITE PLAN REVISIONS TO ALLOW CONSTRUCTION OF A MONO-POLE AND EQUIPMENT ENCLOSURE AND TO AUTHORIZE THE VILLAGE TO ENTER INTO A LEASE AGREEMENT WITH CLEAR WIRELESS, LLC FOR PLACEMENT OF ANTENNA FACILITIES ON THE POLICE TELECOMMUNICATION FACILITY, 740 NORTH LAKEVIEW PARKWAY

Building Commissioner Atkinson stated Bram Pritchard of Clear Wireless, LLC was present to request site plan revisions and the lease agreement for construction of a 120 foot mono-pole and equipment enclosure at the Police Telecommunication facility. Mr. Phillips recommended the gray color for the mast. Clear Wireless would remove the existing pole and construct the new pole at their expense and would deduct \$1,000 per month from the \$2,000 lease agreement monthly amount to cover construction costs. The lease agreement would be for five years. Motion by Trustee Schwartz, second by Trustee Marquardt approval to direct staff to prepare the necessary ordinance approving the site modifications subject to pages A-1, C-1 and C-2 of Fullerton Engineering Consultant site plans dated 6/24/2009. Roll call vote:

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

NAYS: 0-None

ABSENT AND NOT VOTING: 0-None

Motion carried.

Motion by Trustee Schultz, second by Trustee Marquardt approval to direct staff to prepare the necessary resolution authorizing the Village to enter into a lease agreement with Clear Wireless, LLC subject to the terms of the draft lease and addendum, and subject to final review and approval by the Village Attorney. Roll call vote:

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

NAYS: 0-None

ABSENT AND NOT VOTING: 0-None

Motion carried.

7. VERNON HILLS SENIORS-INCREASE IN MEMBERSHIP FEE.

Village Manager Allison stated the Vernon Hills Seniors had requested an increase of their annual dues from \$5 to \$10. The consensus of the Committee was to allow the increase.

8. **RECYCLING PROGRAM.**

Village Manager Allison requested a date to begin the billing transition of recycling to the residents. Consensus of the Committee was to begin the transition for the February 2010 cycle. Staff would prepare an ordinance requiring mandatory recycling for residents to be approved at a meeting in December 2009.

9. **DONATION OF EQUIPMENT TO LAKE COUNTY HIGH SCHOOLS TECHNOLOGY CAMPUS.**

Chief Fleischhauer stated the Lake County High Schools Technology Campus was requesting a donation of a vehicle for their students use for training purposes. The Village Attorney was directed to research State statutes for any limitations and staff would research insurance issues.

10. **ADJOURNMENT.**

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

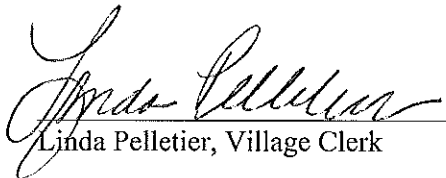
AYES: 6-Koch, Marquardt, Schultz, Schwartz, Williams, Hebda

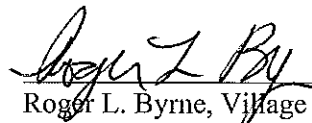
NAYS: 0-None

ABSENT AND NOT VOTING: 0-None

Motion carried.

Meeting adjourned at 9:13 p.m.


Linda Pelletier, Village Clerk


Roger L. Byrne, Village President