

**MINUTES  
COMMITTEE OF THE WHOLE MEETING  
VILLAGE OF VERNON HILLS  
JANUARY 18, 2005**

IN ATTENDANCE: President Byrne called the meeting to order at 7:25 p.m. The following Trustees were present: Duros, Koch, Marquardt, Schwartz and Williams. Trustee Hebda was absent.

Also present were Village Manager Allison, Assistant Village Manager Kalmar, Chief Fleischhauer, Building Commissioner Gerth, Public Works Director Laudenslager, Village Attorney Citron and Acting Clerk Udesky.

**1. APPROVAL OF 12/21/2004 COMMITTEE OF THE WHOLE MINUTES.**

Motion by Trustee Williams, second by Trustee Marquardt to approve the 12/21//2004 Committee of the Whole Minutes. Roll call vote:

Ayes: 5-Marquardt, Williams, Schwartz, Duros, Koch

Nays: 0-None

Absent: 1-Hebda

Motion declared carried.

**2. RECESS/RECONVENE THE COMMITTEE OF THE WHOLE TO CLOSED SESSION FOR DISCUSSION OF LAND ACQUISITION AS ALLOWED UNDER SECTION 2(c)(5) OF THE OPEN MEETING ACT.**

Motion by Trustee Williams, second by Trustee Koch to recess the Committee of the Whole to Closed Session. Roll call vote:

Ayes: 5- Duros, Koch, Marquardt, Williams, Schwartz

Nays: 0-None

Absent: 1-Hebda

Motion declared carried.

(The Committee recessed at 7:28 p.m. and President Byrne reconvened the Committee at 7:38 p.m.)

**3. WESTFIELD SHOPPINGTOWN HAWTHORN – CONCEPT PRESENTATION OF PLANS FOR EXPANSION OF THE MALL.**

Roy Vice, John Schroeder and Jim Farrell presented the concept plans for the expansion of Westfield Shoppingtown Hawthorn. Mr. Vice stated the plans had been revised numerous times over the last 14 months due to input by the department stores. The expansion would include a lifestyle center that would be open air and contain several restaurants and one large box store. A new food court would be constructed and be accessible to the proposed 14 screen theater. Carson Pirie Scott would construct a new building towards Route 60. Parking garages would be built at the old Carson Pirie Scott site, the west end of Marshall Fields and below the 14-screen theater. One of the Sears entrances would be alleviated. The parking garage on the old Carson Pirie Scott site would access the mall atrium and the lifestyle center area. The lifestyle area would run along the south side of the mall from the new Carson Pirie Scott building to west of Marshall Fields.

Mr. Vice stated the mall had done remodeling on the interior, but no major renovations had been done since it was first built in 1972. The mall needed to be updated and brought into the 21<sup>st</sup> century. The exterior plans would include gardens, pavers and seating similar to Old Orchard. The construction would be done in phases, with Carsons being able to operate during the first phase. The new Carsons

and the parking garage would be built, along with the retail stores from Barnes and Noble to Marshall Fields. It was anticipated to take two years to complete the project.

President Byrne stated the theater and food court looked futuristic. Trustee Duros liked the concept and the expansion was warranted for upscale retailers. Trustee Koch concurred and requested to proceed to technical review.

John Schroeder stated the upgrades were needed to keep retailers from leaving the community and Vernon Hills was located in a good demographic area.

Andrea Dahl, a resident in Gregg's Landing stated concerns on the impact of traffic on Ring Road at Museum and was informed traffic studies still had to be completed. Ms. Dahl also stated concerns on theater trash being discarded on the property their association maintained. Manager Allison stated he had received inquiries from residents that would like to see a T-intersection at Museum and Ring Roads.

Sherri Berkowitz, Hawthorn Dental stated concerns on the mall entrance near their business. Developers were directed to proceed with their expansion plans.

**4. OPUS NORTH – PRESENTATION OF CONCEPT PLANS FOR RESIDENTIAL PROJECT FOR THE MILWAUKEE AVENUE/ROUTE 45 TIF DISTRICT.**

Assistant Village Manager Kalmar introduced the representatives for Opus North to present their concept plans for the residential portion in the TIF District. The residential area would compliment the businesses to be developed in the TIF District. The residential area would consist of two mid-rise condominium buildings with 66 units per building. The condominium would have two levels of parking with up to 94 indoor parking spaces. The units would have one to three bedrooms and the average unit size would be approximately 1,500 square feet. A total of 264 parking spaces would be available for the condominiums. The townhome plan would have forty-nine units in eight buildings. The three story buildings would be neo-traditional with two-car garages. The garages would be accessed off parking courts in the rear of the buildings. The townhome plans would consist of two and three bedrooms and the average unit size would be approximately 2,200 square feet. A total of 245 parking spaces would be available in the townhome buildings. The townhomes would be located at Route 45 and Port Clinton Roads and the condominiums would be to the rear of their portion of the TIF District. A north-south road would separate the residential area from the business area that Half Day Partners were to developed. The College of Lake County would be located to the north of the new Port Clinton extension. Redevelopment agreements would need to be drafted for all parties.

President Byrne inquired on the height of the condominiums and was informed the elevation was higher than AMLI due to the slope of the site. The dimensions of the condominium buildings are two hundred seventy by seventy feet. Trustee Koch had concerns that not enough parking was being provided. Several trustees concurred the developer should prepare a more upscale architectural plan for the townhomes and condominiums, specifically more masonry work for the townhomes. Mr. Kalmar stated the buildings would be sprinklers and the maneuvering to the rear of the townhomes would have to be reviewed for safety accessibility. The developer was instructed to proceed with plans for technical review.

**5. ASPEN POINTE - CONSIDERATION OF DEVELOPMENT ISSUES FOR RESOLUTION WITH COW.**

President Byrne stated many meetings had been held regarding the library site negotiated with the previous owner of the property. Aspen Pointe developers would pay the Village \$960,000 for the

parcel subject to the first permit being issued. Staff distributed a four page memo outlining items agreed to. The sale of the library site would accommodate an additional 24 units for the residential site for a total of 135 units. Trustee Koch stated concerns regarding a deceleration lane at Route 60 and Aspen Drive. The developer stated the eastbound traffic on Route 60 would use the right turn lane at Aspen Pointe Drive. The developer stated Manhard had submitted plans to IDOT for review.

President Byrne inquired if Lots 1 & 2 were located closer to Route 60 than Lots 3-5. The developer stated Lot 5 was set back. Trustee Koch stated a turn lane could be placed at Route 60 and Aspen, but the developer stated the turn lane was not needed when Route 60 was widened to three lanes. An application had been submitted to IDOT for review of the intersection at Route 60 and Aspen Drive and it was expected to be reviewed by the beginning of February.

President Byrne inquired if the right in and right out only turns had been established for the Lederman driveway at Vernon Plaza. The developer stated he had a signed letter from Mr. Lederman. The Vernon Plaza driveway would appear on future plans showing right in and right out only turns. Trustee Williams stated sidewalk plans would need to appear on future plans.

Assistant Village Manager Kalmar stated staff was prepared to move forward on the project and draft agreements and ordinances for the PUD for the project. Final engineering and SMC plans still needed approval. Preliminary plans for the residential project could be done if the design was deemed appropriate. The booklet distributed would be used as a guideline for completing the process and issuing of permits. The developer would be responsible for burying the utilities along Route 60 up to \$500,000. The residential project would begin within one year of the commercial project, which the developer hoped to start in early spring. The developer did not agree to a donation to the fire district, since the Village ordinance did not require it. Mr. Joe Antunovich presented concept plans of the residential project. Motion by Trustee Duros, second by Trustee Williams to approve the items as outlined in the memo distributed January 18<sup>th</sup> and the Village and developer's attorneys would draft the agreements, ordinance and PUD approvals for final commercial and preliminary residential plans.

Roll call vote:

Ayes: 5-Duros, Koch, Marquardt, Williams, Schwartz

Nays: 0-None

Absent: 1-Hebda

Motion declared carried.

**6. ESTABLISHING THE NAME OF A RECENTLY DEDICATED STREET WITHIN NEW CENTURY TOWN ALL WITHIN THE VILLAGE OF VERNON HILLS AND PROVIDING FOR NOTIFICATION OF SAME (AKA/BABIES R US ROAD).**

Motion by Trustee Duros, second by Trustee Marquardt to approve the naming of the recently dedicated street as New Century Street. The ordinance would be drafted for final board approval.

Roll call vote:

Ayes: 5-Duros, Koch, Marquardt, Williams, Schwartz

Nays: 0-None

Absent: 1-Hebda

Motion declared carried.

**7. INTRODUCTION AND APPROVAL TO INTERCONNECT WITH THE LCDOT MANAGEMENT SYSTEM.**

Public Works Director Laudenslager stated Lake County had received federal funding for an Integrated Traffic System (ITS). The purpose was to better coordinate traffic signals and provide roadway system information to motorists in Lake County. The Village currently has a maintenance

contract for our traffic signals and had been requested to connect to the ITS system and the traffic signals maintenance contract would be done by the County. The County would draft an intergovernmental agreement with the Village and be presented to the Board for approval.

**8. CONSIDERATION OF PROPOSED AMENDMENTS TO THE VILLAGE'S SIGN ORDINANCE FOR THE PURPOSE OF ALLOWING THE PARK DISTRICT TO ERECT AN ELECTRONIC MESSAGE-TYPE SIGN.**

Manager Allison stated the Park District was requesting to install an electronic sign at the Sullivan Center. Building Commissioner Gerth was directed to draft the ordinance amending the Village's Sign Ordinance to allow limited electronic signs to not-for-profit public entities who will display messages that promote activities and events within the Village. Motion by Trustee Duros, second by Trustee Marquardt to approve amending the Sign Ordinance to allow electronic signs for not-for-profit public entities. Roll call vote:

Ayes: 5-Koch, Marquardt, Williams, Schwartz, Duros

Nays: 0-None

Absent: 1-Hebda

Motion declared carried.

**9. WASTE SERVICES CONTRACT WITH ONYX.**

Manager Allison reviewed the contract with the Committee regarding the changes in the yard waste pickup. The residents would have the choice of the subscription program at \$4.50 per month, April - November; or purchase individual stickers. Motion by Trustee Duros, second by Trustee Marquardt to approve the waste services contract with Onyx as presented. Roll call vote:

Ayes: 5-Marquardt, Williams, Schwartz, Duros, Koch

Nays: 0-None

Absent: 1-Hebda

Motion declared carried.

**10. ADJOURNMENT.**

Motion by Trustee Duros, second by Trustee Koch to adjourn the Committee of the Whole meeting.

Roll call vote:

Ayes: 5-Williams, Schwartz, Duros, Koch, Marquardt

Nays: 0-None

Absent: 1-Hebda

Motion declared carried.

Meeting adjourned at 9:30 p.m.

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Holly D. Udesky, Acting Village Clerk

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Roger L. Byrne, Village President