

**MINUTES
COMMITTEE OF THE WHOLE MEETING
VILLAGE OF VERNON HILLS
APRIL 19, 2005**

IN ATTENDANCE: President Byrne called the meeting to order at 7:50 p.m. The following Trustees were present: Duros, Hebda, Koch, Marquardt, Schwartz and Williams.

Also present were Manager Allison, Assistant Manager Kalmar, Finance Director Nakrin, Building Commission Gerth, Police Chief Fleischhauer, Public Works Director Laudenslager, Village Engineer Brown, Attorney Citron and Acting Village Clerk Udesky.

1. **APPROVAL OF COMMITTEE OF THE WHOLE MINUTES (DELAYED)**
2. **GREGG'S LANDING NORTH LANDSCAPING ISSUES.**

Manager Allison discussed the issues the residents of POD 16, Royal St. George had in regards to the parkway landscaping adjacent to the intersection of Gregg's Parkway and Lakeview Parkway. Mr. Allison referenced previously distributed emails regarding the issue where the residents would like to see some additional plants added to the berm on the north side of the intersection to block headlights from cars. Mr. Allison stated staff had earlier met with representatives of the HOA regarding the possibility of shared costs on the landscaping. Mr. Allison stated that the Village had landscaped the Butterfield Road fence line and planters and the Fairway Drive extension. Mr. Allison added the Gregg's Landing North HOA had a 50/50 tree-planting program for residents who abut Gregg's Parkway, Huntington Drive, Lakeview Parkway and the outlots, which allowed the residents to share the cost of new trees with the HOA up to \$1,000 per lot. President Byrne inquired if the Village had a parkway tree planting policy on cost sharing with the residents. Public Works Director Laudenslager stated the Village had no costing sharing policy with residents and the Village's tree program was usually done out over a 2-year period. The Village incurred the cost of the parkway tree planting and requested the residents to water them. Mr. Allison stated the Village had not spent funds in the past on outlot properties.

Trustee Koch stated the "T" intersection was unique and there were significant gaps in the current evergreen landscaping. Engineer Brown stated the cost of the trees would be around \$4,000 depending on the size. Trustee Williams stated concerns, since this was not the only "T" intersection in the Village. Trustee Koch added future traffic signals may be added to this intersection. President Byrne inquired what the year's streetscape budget was and Mr. Laudenslager stated the funds were to be for replacement parkway trees and not for new plantings.

Trustee Schwartz inquired if the residents were aware of the landscape plan when they purchased their homes and Mr. Brown responded the approved plans were available for review. A resident of Royal St. George stated the west end of Gregg's Landing was more densely landscaped than the east end. The funding for landscaping could be cost shared by residents, the developer and the Village. Trustee Duros added the landscaping plans were done conservatively and suggested a "pro bono" donation could be provided by the developer and White Deer Run for allowing the marketing signs to stay in place. Rod Tison of KB Homes stated the landscaping approvals were done prior to their purchase of Zale and their projects did not include this particular property. President Byrne inquired if there were warranty guarantees on the trees planted and was informed

there was a 5-year guarantee for the trees in Phase II. This would only cover the existing planted trees, not adding additional plantings.

Assistant Manager Kalmar referred to the approved Landscape Plan for Gregg's Parkway Phase II that includes the intersection. The Engineering Division conducted a site inspection and confirmed that the number of plants shown on the approved landscape plan currently exists. In addition to the approved landscape materials, they also found 4 additional spruce trees (Highlighted in Red) in the parkway adjacent to Lot 1 and two additional serviceberry trees (Highlighted in Blue) in the parkway adjacent to Lot 1. Staff was unsure as to who planted the additional materials, and it was concluded to have been done by the Gregg's Landing North HOA. Mr. Brown stated appropriate spacing had not been allowed in the planting of the evergreens and spruce trees. Motion by Trustee Williams, second by Trustee Koch to table the discussion until the May 3, 2005 meeting. Roll call vote:

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

Nays: 0-None

Absent: 0-None

Motion declared carried.

3. TUSON CORPORATION EXPANSION – FINAL SITE AND LANDSCAPING APPROVAL - 475 BUNKER COURT - CONTINENTAL EXECUTIVE PARKE.

Assistant Manager Kalmar stated representatives for Tuson Corporation and Richard Preves & Associates were in attendance to request approval of their plans for expansion of the building on Bunker Court. Tuson manufactures precision OEM components and assemblies serving both the industrial and automotive market place; and currently employ 21 people at this facility. The existing 12,016 square feet building contained office and warehousing space; and the proposed addition would add 13,802 square feet of warehousing and office space to the west side. The building elevations would mirror the existing building. The construction of an additional loading bay would serve the addition and new parking area west of the proposed addition would offset the loss of some spaces due to truck maneuvering requirements in the existing lot; with the access for the new lot off Bunker Court. The project had been through technical review and had no outstanding items. The Fire Department has also approved the plans. Staff was waiting for comments from the CEP Association. Mr. Kalmar suggested the following recommendations necessary for the preparation of the ordinance granting final site and landscaping plan approval:

- Compliance with the plans and technical review responses prepared by Richard Preves & Associates et al.
- Final approval by the CEP Association prior to issuance of a building permit.
- Final Approvals by the Village's Engineer and Landscape Architect prior to issuance of a building permit.

Trustee Hebda inquired what was to happen to the 8 conifer trees that were to be removed for the expansion and was informed that the developer's landscape architect did not recommend transplanting the existing trees, but place new trees along the south property. Staff could examine the trees to see if transplanting was feasible. Motion by Trustee Hebda, second by Trustee Duros to direct staff to prepare the necessary ordinance granting final site and landscaping plan approval, provided CEP Association approval and the inclusion of the 3 recommendations as outlined above. Roll call vote:

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

Nays: 0-None

Absent: 0-None

Motion declared carried.

4. **REQUEST FOR AN OUTDOOR ESTABLISHMENT PERMIT – MOHO GRILL.**

President Byrne introduced Mr. David Hawkins of Moho Grill, 260 Hawthorn Village Commons, who had submitted an application for an Outdoor Dining and Seating Permit to place four (4) tables and ten (10) chairs in the common area outside the restaurant. Hawthorn Village Commons management had approved the request. Motion by Trustee Duros, second by Trustee Hebda to approve the Moho Grill request for an outdoor establishment permit as presented. Roll call vote:

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

Nays: 0-None

Absent: 0-None

Motion declared carried.

5. **APPROVAL AND PASSAGE OF RESOLUTION 2005-50 AMENDING RESOLUTION 2005-39 APPROVING A PLAT OF EASEMENT FOR SANITARY SEWER AND WATERMAIN AT THE COLLEGE OF LAKE COUNTY – SOUTHLAKE CAMPUS.**

President Byrne requested a motion for approval of the amended resolution for the sanitary sewer and watermain at the College of Lake County-Southlake Campus. Motion by Trustee Koch, second by Trustee Schwartz to approve the amended resolution for the plat of easement for sanitary sewer and watermain at the College of Lake County-Southlake Campus. Roll call vote:

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

Nays: 0-None

Absent: 0-None

Motion declared carried.

6. **CONSIDERATION OF EXTENSION FOR KB HOME & WHITE DEER RUN GOLF CLUB MARKETING & DIRECTIONAL SIGNAGE.**

President Byrne stated in 1996 the Board approved Ordinance 96-15 that authorized Zale, now KB Home, permission to erect temporary marketing signs adjacent to Milwaukee Avenue and Butterfield Road that stipulated that these temporary signs would be removed after 1600 residential units had received certificates of occupancy, which had been achieved. KB Home had requested to have their signs remain until 12/01/2005 until the completion of Bay Hill and Oakmont Subdivisions. White Deer Run Golf Club management had requested permission to maintain their temporary marketing signs along Milwaukee Avenue and Butterfield Road.

Trustee Duros inquired if this consideration for signage had been discussed the HOA. Manager Allison stated a discussion occurred earlier that evening and there was no problem with the extension of the KB Home signs through 12/01/2005. The maintenance of the algae in ponds on the golf course was an issue. Consensus of the Committee of the Whole was to allow the extension of the KB Home signs. The Committee of the Whole had issues with open ended landscaping issues that had not been addressed.

Trustee Koch stated concerns that the name had been changed from White Deer Run to White Deer on advertising, marketing and the website without discussion with the Village. Dave Plote of Par Development apologized to the Committee for the lack of notification. Attorney Citron stated the lease agreement was with the White Deer Run name and the parties needed to meet to discuss any amendments to the lease agreement. Trustee Duros recommended the HOA involvement in the meeting regarding the signage. President Byrne suggested a meeting between staff and the golf course representatives to discuss open issues. After the meeting, discussions would be scheduled for the 2nd meeting in May.

7. **PAINTBALL AT VHAC.**

Manager Allison referenced an email from the Lake County Illinois Convention and Visitors Bureau inquiring if the VHAC site was available for a paintball tournament. Mr. Allison added if an entertainment fee could be charged. President Byrne stated concerns to the danger of paintballs. Trustee Hebda stated she couldn't support the event due to the amount of money spent on development on the area. Trustee Marquardt questioned if the paints were water soluble. Trustee Duros concurred with Trustee Hebda that he couldn't support the event. Trustee Williams questioned how much the Village could charge for use of the site for the event. Staff was to investigate and bring back to the Committee at a later date.

8. **ADJOURNMENT.**

Motion by Trustee Koch, second by Trustee Williams to adjourn the Committee of the Whole to Closed Session for discussion of land acquisition-[Sec. 2(c)(5)]; litigation-[Sec. 2(c) (11)] and personnel-[Sec. 2(c)(1)] as allowed under the Open Meetings Act. Roll call vote:

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

Nays: 0-None

Absent: 0-None

Motion declared carried.

Meeting adjourned at 8:50 p.m.

Holly D. Udesky, Acting Village Clerk

Roger L. Byrne, Village President