

**MINUTES
COMMITTEE OF THE WHOLE MEETING
VILLAGE OF VERNON HILLS
JUNE 7, 2005**

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, Building Commission Gerth, Police Chief Fleischhauer, Public Works Director Laudenslager, Village Engineer Brown, Attorney Citron and Village Clerk Udesky.

1. US CELLULAR – PRESENTATION OF CONCEPT PLANS FOR PLACEMENT OF MONOPOLE IN THE COMED EASEMENT LOCATED AT ROYAL OAK DRIVE AND TENNIS LANE.

President Byrne asked if the residents had been advised of this proposal and Assistant Manager Kalmar replied they had not and this was a concept presentation before the Board.

Assistant Manager Kalmar stated staff's view was this plan was unique from other monopole concept plans because it would be located within an existing permanent structure and would provide state of the art service without a negative visual effect to the area. A variation from the ZBA would be required because it was located outside of the preferred site locations designated in the Zoning Ordinance and must present a hardship. A special use permit from the Planning & Zoning Commission would be required. Both the variation and special use would require separate public hearings with notification to adjacent property owners within 250 feet of the site. These hearing would provide opportunities for public comment. Ultimately, the plan would return to the Village Board for consideration. Assistant Manager Kalmar introduced Ros Schaefer from US Cellular to present the concept plan.

Ros Schaefer stated US Cellular's intent was to site their equipment in a way that was community friendly and worked with Village guidelines. She discussed the concept plan of attaching the monopole inside a ComEd lattice tower and the increasing residential use of wireless applications. She stated other communities using this type of location were Prospect Heights and Morton Grove. She stated the benefits were that residential areas can be serviced without an industrial impact on the neighborhood.

President Byrne asked what was the proximity of the masonry structure to the houses. Assistant Manager Kalmar stated a couple hundred feet based on this location. He stated if the Board approved the plan, there were improvements that could be made to make the structure more aesthetically pleasing, such as significant landscaping. President Byrne asked the height of the towers. Ms. Schaefer stated the existing ComEd tower was 105 feet and the US Cellular tower would extend nine feet above and be co-locatable.

Trustee Koch stated using an existing tower as opposed to building new towers was an excellent idea and preferred the brick building with appropriate landscaping.

President Byrne asked if the building was a standard size. Ms. Schaefer stated it had a 13x19' footprint and was just under nine feet tall.

Trustee Schultz asked about an underground vault. Ms. Schaefer stated that underground applications had water problems. Trustee Schultz asked if US Cellular's technology required that their wires be above the ComEd lines or was it the configuration of the antennas as opposed to Cingular being able to attach to the tower and not go above the ComEd lines. Ms. Schaefer replied their system needed to clear the other tower wires to avoid interference and did not know why Cingular was able to attach directly to the tower. Trustee Schultz also stated the building needed more landscaping.

President Byrne stated their principals should be aware of the concessions the Village would want for parks, schools, etc. in order to locate so close to a residential area.

Trustee Marquardt asked about compensation to ComEd. Ms. Schaefer stated they paid compensation to ComEd. Trustee Marquardt asked about "mono" use for US Cellular. Ms. Schaefer stated US Cellular would locate at the top of the pole with the possibility of other users below. ComEd would be the landlord and US Cellular would not have the right to add additional users. Trustee Schultz asked if their building could accommodate other users and Mr. Schaefer stated it could not. Trustee Marquardt asked about Police/Fire use of the tower and the fee. Ms. Schaefer stated US Cellular was a tenant on the ComEd tower. She added that it was an expensive application due to ComEd's requirement to use only ComEd personnel to service any equipment located on the tower. US Cellular can service their building.

Trustee Williams stated it was a unique plan and also thought the building needed more landscaping. She reiterated President Byrne's desire for feedback to residents, parks, etc. and was glad to see the utilization of existing towers.

Trustee Schultz said if there were co-location possibilities, he would like to see a plan showing the site maxed out. Ms. Schaefer stated US Cellular was not proposing that anyone else locate on the tower and the Village's ordinance would require a special use and approval. Trustee Schultz stated there must have been a drastic change in ComEd policy to allow a structure below high tension lines. He would like to see a comprehensive plan.

The concept plan was approved to move forward to the P&Z Commission.

2. REQUEST FOR A DINING & SEATING OUTDOOR ESTABLISHMENT PERMIT – DUNKIN DONUTS/BASKIN ROBBINS 700 N. MILWAUKEE AVENUE.

Building Commissioner Gerth stated Mr. Nathani from Dunkin Donuts was unavailable to attend the meeting, but Building Commissioner Gerth felt the plan was well done, meets the criteria for a permit, recommends approval.

Trustee Marquardt stated the plan looked fine, but only saw one garbage can. Building Commissioner Gerth stated he would make sure there were more garbage cans.

Motion by Trustee Hebda and second by Trustee Williams to approve a request for a dining and seating outdoor establishment permit – Dunkin Donuts/Baskin Robbins 700 N. Milwaukee Avenue.

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

NAYS: 0 – None

ABSENT: 0 - None

Motion declared carried

3. REQUEST FOR PERMISSION TO HOLD AN OPEN HOUSE ON SATURDAY, JULY 9TH, WHICH INCLUDES ERECTING A TENT AND A LIVE REMOTE RADIO BROADCAST FROM RITACCA LASER CENTER, LTD. LOCATED IN THE VERNON SQUARE OFFICE COMPLEX AT 230 CENTER DRIVE.

Building Commissioner Gerth stated this request was similar to the Open House that Ritacca Laser Center held last year. He stated Sara Ritacca, Manager of the Spa, was available to answer questions.

Motion by Trustee Hebda, second by Trustee Williams to grant permission to hold an Open House on Saturday, July 9, which includes erecting a tent and a live remote radio broadcast from Ritacca Laser Center, Ltd. Located in the Vernon Square Office Complex at 230 Center Drive.

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

NAYS: 0 – None

ABSENT: 0 - None

Motion declared carried.

4. MARKETPLACE LANDSCAPE REJUVENATION.

Assistant Manager Kalmar stated staff worked with CB Richard Ellis, property managers of the Marketplace Shopping Center for renovation of landscape along the entry and inner roads. They already have completed a major renovation of the building, parking lot and entry roads.

Major landscape changes include:

- a. Removing the Crabapples and shrubs down the center entry island and replacing with Flowering Pear, shrubs and sod.
- b. Enlarged perennial and annual flowerbeds.
- c. Replacing the row of shade trees along the north side of the entry road as they are in decline.
- d. Replacing the overgrown landscape along the inner road and planting of new trees, shrubs and perennials to open up the views and provide a more safe driving environment.

Assistant Manager Kalmar stated the landscape plan has been reviewed and revised per staff comments and if the changes are considered appropriate, would ask for a motion to direct the staff to draft the appropriate ordinance to amend the previously approved landscape plan for Marketplace. Assistant Manager Kalmar added that the staff worked hard with CB Richard Ellis to ensure they did not deviate from the theme of the plan that was previously approved for the overall development.

Trustee Hebda stated she liked the plan and thanked them for the effort. Assistant Manager Kalmar thanked Tom Brettmann for his efforts in working with CB Richard Ellis. Trustee Hebda would like to see improvements at the south end. Staff will review.

Motion by Trustee Hebda, second by Trustee Koch to direct the staff to draft the appropriate ordinance to amend the previously approved landscape plan for Marketplace

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

NAYS: 0 – None

ABSENT: 0 - None

Motion declared carried.

5. VERNON HILLS PARK DISTRICT –LETTER OF RESPONSE.

Manager Allison stated a meeting will be scheduled with the Park District.

The skateboard park was discussed. Trustee Koch stated that the Village has always been in favor of a skateboard park. President Byrne stated that the many activities coming to the VHAC and the issue of parking where a skatepark was initially shown on the plan, raised the inevitable question ‘would there be another VHAC site or Park District site available.’ Trustee Koch stated the Park District was originally discussing closing the current skateboard park when the pool was built, but the park seems to be functioning fine. The land south of the Aquatic Center was discussed.

Manager Allison asked about the Board’s thoughts for the playground site at the VHAC. President Byrne asked about reviewing the parking. Trustee Koch has mixed feelings about locating a playground so close to an athletic complex.

Manager Allison discussed the condition of Beaver Creek. Previously a \$30,000 project, but with mitigating the wetlands and piping, the project was now over \$100,000. He stated the Park District has built their park at Lake Charles, and now the area needs to be cleaned up, piped, and the wetlands mitigated. Manager Allison stated he talked briefly with Larry DeGraaf about the Park District building a passive park with a gazebo, benches and plantings, but not a playground as contemplated several years ago. Manager Allison stated he told Larry DeGraaf that it would not be a high priority for the Village Board to do work in the area since there was no need for the active use. President Byrne stated it was not the Board’s desire to spend \$100,000. Manager Allison stated as previously approved, the Board would like to see a plan before the transfer of the deed.

Village Manager Allison stated a letter will be sent after meeting with the Park District.

6. METRA STATION IMPROVEMENTS – RESTROOMS. (NO PACKET INFORMATION)

President Byrne stated that he had asked for a cost estimate for restrooms at the Metra Station and a unisex facility was not the way to go. He asked for a cost estimate for two separate facilities. Manager Allison stated from staff research that gender specific facilities were needed. He stated 400 parking spaces were added, the number of trains would double to 22, and all trains have one car that was rest room equipped. President Byrne stated it was inevitable that the station would need rest room facilities. Trustee Schultz would like a cost estimate on a walkover or tunnel to provide the ability to catch the train without having to walk across the tracks, especially with the double tracking. Manager Allison stated there was an existing tunnel, but it was inconvenient. Trustee Koch stated that as learned with the pedestrian bridge at Plymouth Farms, the ADA requirement on ramps is 23 feet. President Byrne asked about an at grade crossing bell to warn commuters of an oncoming train.

President Byrne asked the Board if rest room facilities were desired. Manager Allison stated the cost estimate would be refined for inside facilities.

7. ADJOURNMENT

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

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

NAYS: 0 – None

ABSENT: 0 - None

Motion declared carried.

Meeting adjourned at 8:50.pm.

Holly D. Udesky, Village Clerk

Roger L. Byrne, Village President