

**MINUTES  
COMMITTEE OF THE WHOLE MEETING  
VILLAGE OF VERNON HILLS  
AUGUST 2, 2005**

IN ATTENDANCE: President Byrne called the meeting to order at 7:10 p.m. The following Trustees were present: Schultz, Hebda, Koch, and Schwartz. Trustees Marquardt and Williams were absent.

Also present were Manager Allison, Assistant Manager Kalmar, Building Commission Gerth, Police Chief Fleischhauer (arrived at 8:15 p.m.), Public Works Director Laudenslager, Village Engineer Brown, Attorney Citron and Village Clerk Udesky.

**1. APPROVAL OF 1/13/2005 AND 7/06/2005 SPECIAL COMMITTEE OF THE WHOLE AND 2/15/2005, 2/01/2005 AND 5/03/2005 COMMITTEE OF THE WHOLE MINUTES.**

Motion by Trustee Hebda, second by Trustee Schwartz to approve 1/13/2005 & 7/06/2005 Special Committee and 2/15/2005, 3/01/2005 & 5/03/2005 Committee of the Whole Minutes. Roll call vote:

Ayes: 4-Hebda, Koch, Schwartz, Byrne

Nays: 0-None

Abstain: 1-Schultz

Absent: 2-Williams, Marquardt.

Motion declared carried.

**2. TOWNHOMES OF OLD GROVE - FENCE.**

Tom Hughes, of 383 Deerbrook, Vernon Hills appeared on behalf of the HOA requested a fence permit along Outlot L in the conservation easement. This request, after their survey, expanded to include an additional 17 feet to the west that would encroach onto Village property.

Mr. Hughes stated that the area in question is being used as a pedestrian cut-through and car pool drop off point between Saddle Club and Old Grove Farm. No Trespass signs have not alleviated the problem and the signs have been stolen. Discussion indicated that the erection of a fence would not necessarily stop the problem and may encourage pedestrian traffic to walk through the conservation/wetlands area.

Trustee Koch suggested that the residents file complaints and that trespass tickets be issued.

Trustee Schultz suggested a walking path of wood chip path be established to at least steer the pedestrian traffic, although it would not eliminate the car pool drop off issue.

Village Engineer Brown said that Trustee Schultz' suggestion was "possible".

Assistant Village Manager Kalmar noted that an easement would be possible on the village property, as it would be for public use whereas the HOA fence extension onto Village property would not be acceptable without a change in ordinance.

President Byrne suggested inviting the single-family residents to a meeting to try and come up with a compromise.

Staff is directed to set up a meeting with residents to discuss this issue and come to resolution.

**3. GARAGE SALES-NEIGHBORHOOD EVENT.**

Trustee Schultz raised the issue of coordinating garage sales that he outlined in the attached e-mail. One other thought the Staff had was to encourage these joint events but eliminate the garage sale license requirement.

Staff will discuss and will present further information at a future meeting.

**4. CONSIDERATION OF AN ORDINANCE AMENDMENT TO CHAPTER 5, ARTICLE IX OF THE VILLAGES' CODE OF ORDINANCES, PROPERTY MAINTENANCE CODE, RELATING TO THE MAINTENANCE OF THE GRASS AND WEEDS ON VACANT LOTS WITHIN SUBSTANTIALLY COMPLETED PLATTED SUBDIVISIONS/NEIGHBORHOODS.**

Building Commissioner Gerth presented a draft from the Gregg's Landing North Homeowners Association that addresses undeveloped lots within the subdivision. This draft has not been adopted by the HOA.

Currently, Village long grass & weed ordinances require lots, improved with a building, to maintain grass and weeds to a height of six (6) inches or less. For an unimproved lot, the maximum height is eighteen (18) inches.

Staff will further investigate this issue and will present further information at a later date.

**5. ITEP GRANT REQUEST – PLYMOUTH FARM PEDESTRIAN BRIDGE.**

Public Works Director Laudenslager reviewed the ITEP grant request as submitted for the Plymouth Farms Pedestrian Bridge. The numbers are substantially higher to meet various federal regulations. Due to a short time frame for application the Village proceeded with formal submission. If successful with this application there are substantial hurdles to surmount and local legislators will also be solicited for financial assistance.

**6. REQUEST FROM WESTFIELD SHOPPINGTOWN - HAWTHORN MALL TO FACILITATE TWO OUTDOOR CONCERTS AND SIDEWALK SALES IN THE PARKING LOT IN 2005.**

No representative appeared on behalf of Westfield. The matter will be brought back for discussion at a later date.

**7. ASPEN POINTE DEVELOPMENT.**

John Thomas appeared on behalf of Aspen Partners.

They have requested a) to start construction of foundations prior to the installation of utilities and a hardbound surface and b) an extension of normal construction hours. Staff has reviewed their request and discussed same with the Fire District.

The foundation only permits for lots 1 and 2 are ready for issuance subject to the above consideration. The mass grading and Commonwealth Edison ductwork permits have been issued and work is progressing. The site utility contractor has mobilized and is currently working on the sanitary sewer installation. The EPA permit for watermain construction has not been issued, but should be approved soon.

Foundation only permit prior to installation of utilities and a hardbound surface

The requirement of a hardbound surface and installation of utilities is required for fire protection and sediment control purposes. The developer has requested to begin construction on the concrete foundations and would not commence vertical building construction above said foundation until the

utilities and roadway is installed. The Fire District would have accessible and active fire hydrants under this scenario.

Although this addresses fire risks, there is an increased probability that sediment will be tracked across our Aspen Drive School Zone. The developer is proposing to extend the construction road and take additional measures to reduce this risk.

Approval subject to the following conditions:

- 1) Aspen Partners (AP) will install and maintain a construction entrance consistent with the Manhard Consulting, Ltd Temporary Access Road plan dated 7/26/05. Consistent with our discussions with AP, the construction entrance is to be extended to include the easterly Aspen Pointe Road entrance. This section would be capped with CA-6.
- 2) AP will maintain the construction entrance and prevent dust, mud and debris from entering the existing Public Road ways. Street sweeping services are to be provided on a daily basis, unless specifically waived by the Village Enforcement Officer, throughout the duration of the project. Upon installation of the hardbound surface, AP shall submit a revised schedule to the Village Enforcement Officer for approval.
- 3) The Village reserves the right to require additional stone within the lots and require additional measures such as a truck wash.
- 4) The Village reserves the right to enforce its erosion control ordinance. This includes the assessment of fines and the issuance of stop work orders for non-compliance.
- 5) Approval is for foundation only and no vertical construction can commence without the installation of the Aspen Pointe Road across the frontage of lots 1 and 2. It is understood that this does not include the final asphalt surface.
- 6) No Temporary or Full Certificate of Occupancy will be granted without the substantial completion of the Route 60, Aspen Drive and Aspen Pointe Road improvements.
- 7) Staff approval of a school zone staging plan depicting operations, signage and improvements necessary to route school children and residents around the construction activities.
- 8) The installation of a temporary construction cyclone fencing to separate the school pedestrian route from the construction activities.

#### Extended work hours

AP has requested Village Board approval for extended work hours. This was informally discussed at the last Village Board meeting. Their request is to start one hour early on Weekdays and two hours early on Saturdays. Their request is based on completing work prior to the commencement of school.

Village Ordinance		Aspen Partners request
Weekdays	7:00 a.m.- 7:00 p.m.	6:00 a.m.- 7:00 p.m.
Saturdays	8:30 a.m.- 5:00 p.m.	6:30 a.m.- 5:00 p.m.

The extension of work hours to complete work prior to the commencement of school has merits. The overall building and roadway improvement timelines should also be considered. Without progress on the Route 60 and Aspen Drive improvements, the buildings would sit unoccupied. Staff would not encourage approval of an occupancy request that only includes a single access on Aspen Drive.

Trustees Koch and Hebda both raised concerns that the fencing be large and a deterrent to pedestrian traffic for the safety of the children as they walk to and from school. If there are residential complaints, this issue will be brought back and re-evaluated. Motion by Trustee Schultz, second by Trustee Koch approval of Aspen Partners request to start construction of foundations prior to the installation of utilities and a hardbound surface and the extension of normal construction hours pursuant to the conditions as outlined by staff. Roll call vote:

Ayes: 4-Hebda, Koch, Schultz, Schwartz

Nays: 0-None

Absent: 2-Williams, Marquardt.

Motion declared carried.

#### **8. NEW BUSINESS/UNFINISHED BUSINESS.**

President Byrne asked Village Manager Allison if the Village of Vernon Hills ever received recognition for its role in the Sullivan Woods Bike Path and directed Manager Allison to investigate.

October 14, 2005, there will be an event Rustoleum Field whereby the Village of Vernon Hills will be recognized for its role in the construction of the Field.

Trustee Koch brought up that the first Tuesday in August is always National Night Out, an event presented locally by the Vernon Hills Police department in a sand-lot volleyball tournament with teams from the community competing against police officers. He suggested that for next year, the regular Village Board Meeting be rescheduled in order to allow the Board to participate and support National Night Out.

#### **9. ADJOURNMENT.**

Motion by Trustee Hebda, second by Trustee Schwartz 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: 4-Hebda, Koch, Schultz, Schwartz

Nays: 0-None

Absent: 2-Williams, Marquardt.

Motion declared carried.

Meeting adjourned at 8:15 p.m.

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Holly D. Udesky, Village Clerk

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Roger L. Byrne, Village President