

**MINUTES
COMMITTEE OF THE WHOLE MEETING
VILLAGE OF VERNON HILLS
AUGUST 16, 2005**

IN ATTENDANCE: President Byrne called the meeting to order at 7:30 p.m. The following Trustees were present: Koch, Marquardt Schultz, Schwartz, Williams. Trustee Hebda was absent.

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

1. APPROVAL OF COMMITTEE OF THE WHOLE MINUTES (DELAYED)

2. JACOBS HOMES – ASPEN POINTE RESIDENTIAL – FINAL PLAT APPROVALS

Assistant Manager Kalmar indicated that Jacobs Homes appeared before the Commission on August 10, 2005 requesting final approval of the plat of subdivision. The terms of the Amended and Restated Development Agreement (ARDA) stipulate that if the final plans and plat for the Residential Site substantially conform to the Conceptual Residential Plans, the Village agreed to approve the plans consistent with the provisions set forth in Section 20.2.3 of the PUD section of the Zoning Ordinance. He stated that the plans do substantially conform as previously submitted and approved in Ordinance 2005-21. He also noted that the Village requested an unencumbered dedication of ROW for Aspen Drive that would require the vacation of existing IBT and ComEd easements. He noted that the Village attorney had also reviewed and approved the HOA declarations and covenants for the project. Pursuant to discussions with the Countryside Fire Protection District, the developer agreed to provide residential sprinkler systems within Buildings 1, 22 and 23 and also provide donations for all units not sprinkled. Jacobs Homes has provided a letter to the Village requesting that details on the sprinkler and donation amounts be included in the PUD ordinance.

Mr. Kalmar indicated the Planning and Zoning Commission recommended approval of the final plat of subdivision for the Townhomes at Aspen Pointe subject to compliance with the plans consisting of 3 pages prepared by Manhard Consulting Ltd. with a revision date 7/1/05 and subject to the following conditions:

1. Final approval by the Village Engineer.
2. Submission of a separate plat of vacation for certain easements on the property consistent with Lake County and Village requirements.
3. Removal of N/S fiber optic easement reference from the plat due to it being located on Lot 7 which is not part of this plat.
4. Placement of blanket utility easement on Lots 24-27
5. Compliance with the conditions as set forth in the ARDA.
6. Compliance with the previously approved conditions for final site, landscaping and building elevation approvals.
7. Compliance with all ordinance and standards of the Village except as otherwise noted.

Trustees Schultz asked if the sprinklers were a result of the access issues brought up by the Fire District and if the cost would be contributed to the units or amortized over the entire project. Mr.

Steve Goodman indicated that 17 units will be sprinkled and no donation would be made of them. The balance of the units would be spread out over the cost of the entire development and the residential consumer would not pay additional money. It was noted that Countryside Fire would forgo the donation of about \$10,000 on the sprinkler units

Trustee Koch made a motion that the staff be directed to prepare the necessary ordinance granting approval final plat of subdivision subject to the conditions listed above. Trustee Schwartz seconded the motion. The motion was unanimously approved on a voice vote.

AYES: 5 –Koch, Marquardt, Schultz, Schwartz, Williams

NAYS: 0 – None

ABSENT: 1 - Hebda

Motion declared carried.

3. CONSIDERATION OF SIGN VARIANCE FOR MOBIL GAS & FOOD TO EXCEED THE NUMBER OF BUSINESSES DISPLAYED BY A SINGLE TENANT ON THE GROUND-MOUNTED AND BUILDING SIGNAGE. PROPERTY LOCATED AT 204 ROUTE 45, VERNON HILLS, ILLINOIS. CODE OF ORDINANCE SECTIONS #19-3 (C)(7)(A) & (C)(7)(B)(1)

Building Commissioner Gerth indicated that Dunkin Donuts would like to install a separate donut and coffee service counter within the existing food mart. Mr. Gerth indicated that on July 21, 2005 the Zoning Board of Appeals recommended approval. President Byrne was advised that the sign was the same square footage and the lens on the ground mounted sign will change. He inquired if this was the only sign like this in town and Mr. Gerth identified other signs within the Village. Trustee Schultz noted that he had received positive comments about Dunkin Donuts opening at the Mobil Station, but asked if there would be designated parking. Attorney Citron indicated that the application was improperly completed and should have been filed by the property owner and not the business owner. Mr. Citron noted that if the property owner were to submit a letter authorizing the business owner to file, then relief could be allowed. Trustee Koch indicated that he was in agreement with Trustee Schultz with regard to the parking. Mr. Keith Kondrot, Streetscape Architecture stated that the parking lot could be repaved and stripped if necessary. Mr. Citron stated that conditions could be attached to the variation asking for the designation of parking. Trustee Williams asked if the board could continue with the motion contingent upon receiving the letter. Trustee Schultz asked to see a site plan. Mr. Gerth indicated he would get a site plan, draft up the ordinance and place it under Unfinished Business for the next meeting. .

4. REQUEST FOR A DINING & SEATING OUTDOOR ESTABLISHMENT PERMIT – STARBUCK’S, ASPEN POINTE SHOPPING CENTER.

Ms. Georgopulos, Taxman Corporation requested permission to allow five tables and fifteen chairs within the exterior common area adjacent to the proposed Starbuck’s Coffee Shop. Trustee Schultz asked if the advertising was going to be on the umbrellas and was advised it was in error and there would be no advertisements. Trustee Williams asked what the hours were and Mr. Belchenko, Starbucks, responded about 5:00AM to 10:00PM depending on the needs of neighborhood.

Trustee Schwarz made a motion to grant approval for the outside seating. Trustee Schultz seconded the motion. The motion was unanimously approved on a voice vote.

AYES: 5 –Koch, Marquardt, Schultz, Schwartz, Williams

NAYS: 0 – None

ABSENT: 1 - Hebda

Motion declared carried.

5. CONSIDERATION OF A SPECIAL EVENT PERMIT APPLICATION FOR SEPTEMBER 22-25, 2005 – WESTFIELD – HAWTHORN

Mr. Gerth indicated that Westfield Marketing Director Nicole Kneeland-Woods in conjunction with Chevrolet were requesting permission to facilitate a 4-day Chevrolet Road Tour, September 22-25. He noted that the Vernon Hills Police Department will be reimbursed for security. The event will include a seven-vehicle display, small stage for and 5,000 to 7,000 shoppers will visit daily. Trustee Marquardt inquired about the hours of operation and was advised the event would be open during mall hours. Trustee Schultz asked what groups were playing and was advised they had not been selected yet. Trustee Koch asked Westfield to be sure to coordinate events with the Village to prevent conflicts.

Trustee Williams made a motion to approve the request and Trustee Schultz seconded the motion. The event was unanimously approved on a voice vote.

AYES: 5 –Koch, Marquardt, Schultz, Schwartz, Williams

NAYS: 0 – None

ABSENT: 1 - Hebda

Motion declared carried.

6. 2006 ROAD REHABILITATION PROGRAM

Village Engineer Brown made a presentation to the Board with regard to 2006 Road Rehab Program and how they determined which roads were in need of repair. Mr. Brown indicated that the overall condition, cracking, deflection and the quality of stone was used in this determination. President Byrne asked if the roads identified were still good for truck traffic and was told they were. Trustee Koch asked if this was the only area left with the pos-base and what was the percentage. Mr. Brown indicated the entire area was and should be removed, but he was not recommending that. What they were intending to do was deep grind and mill of the surface and use a sand mixed super pave in order to prevent inconvenience to residents. Doing it this way would last 12 years and a complete reconstruction could last 20 year. Mr. Brown indicated the budgetary figure used in FY 2006-07 was \$1,974,018. He also anticipates a significant amount of storm sewer improvements and the need for sump pump connections. Trustee Schultz inquired into the condition of the drain lines in the streets and will the Village need major rehab. He noted the next issue on the agenda was the storm sewer repairs and reconstruction. Mr. Brown received concurrence of the Village Board to proceed with streets outlined in the map. Staff will perform additional analysis and present findings during the Capital Improvement Program discussions.

7. 2005 STORM SEWER LINING

Village Engineer Brown requested approval to bid for infrastructure improvement Grosse Pointe. He indicated the 2005 Road Rehabilitation Program would be completed shortly and anticipated that the final payout will be \$300,000 less than budget. The engineer's estimate for the internal repairs is \$65,000, which is included within this figure. Mr. Brown requested the inclusion of a two-year contract for the Storm Sewer Lining contract. This would be based on the analysis of bid prices and performance by the contractor. He indicated this would permit advanced investigation of the 2006 Road Rehabilitation Program. It is anticipated that additional storm sewer work will be needed and a budget of \$60,000 is requested. This would be funded from the savings from the approved FY05-06 Road Rehabilitation Program. Mr. Brown received concurrence of the Village Board to proceed with storm sewer lining project.

8. AUTHORIZATION TO DISPOSE OF RETIRED BUS FOR SENIOR CITIZENS

Public Works Director Laudenslauger requested approval to dispose of the bus at the Northwest Municipal Conference Auction. Trustee Schultz asked if the bus was used during the year and was advised only when the PACE van was being repaired and in an emergency. Trustee Shultz expressed concern with regard to having a backup plan. Trustee Schwartz asked if the bus was in such bad shape that it can not be used and was advised reliability was a major concern. President Byrne asked if the bus could be used for the 10-15 mile trips and was advised the chaise was failing and the electronic door was broken and maintenance was required. Trustee Williams felt the bus could be repaired.

Trustee Koch made a motion that the staff be directed to prepare the necessary ordinance authorizing the disposal of bus. Trustee Schultz seconded the motion. The disposal was unanimously approved on a voice vote.

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

NAYS: 0 – None

ABSENT: 0 – Hebda

Motion declared carried.

9. AUTHORIZATION TO PURCHASE ADDITIONAL THORGUARD EQUIPMENT FOR VHAC

Mr. Laudenslauger indicted that the Thorguard Lighting Prediction & Warning System was installed at the Muni and the VHAC in 2004 at a cost of \$20,328. The base station installed on the golf course pro-shop was located 5,200 feet away from the sensors located at the VHAC. He indicted that the remote horn systems on the 7th hole of the golf course and the two on the VHAC receive signals from the golf course pro shop. When the system was energized this spring the remote sensors at VHAC received unreliable service because of the location of the sensor unit is at the Muni. The Village and the Vendor made every attempt to correct the problem but determined that the remote sensors are located to far away from the base unit. The golf course system is working properly but the signal is not getting out to the VHAC consistently. President Byrne asked if there was any other system beside Thorguard and was advised no other system that does what this one does. Trustee Marquardt asked if a transmitter could be placed between the golf course and the VHAC but was advised the base unit needed to be located in a secure facility for maintenance. The Park District, Vernon Hills, Stephenson High School and the Vernon Hills High School contributed \$4,000 to the initial installation of \$20,000. President Byrne asked if we should approach the original partners to contribute to the upgrade. Trustee Shultz asked if the Park District wanted to include the Deerpath and President Byrne indicated it would be up to the Park District to make upgrade. Trustee Schultz asked if comprehensive plan could be made and was advised one had already been done.

Trustee Koch made a motion to upgrade the Thorguard system for \$8,800 and staff will look into cost sharing with the VHAC Partners. Trustee Schultz seconded the motion. The purchase was unanimously approved on a voice vote.

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

NAYS: 0 – None

ABSENT: 0 – Hebda

Motion declared carried.

10. ADJOURNMENT

Motion by Trustee Hebda, second by Trustee Williams to adjourn the Committee of the Whole Meeting. Roll call vote:

AYES: 5 –Koch, Marquardt, Schultz, Schwartz, Williams
NAYS: 0 – None
ABSENT: 0 - Hebda
Motion declared carried.

Meeting adjourned at 8:50.pm.

Holly D. Udesky,
Village Clerk

Roger L. Byrne,
Village President