

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

IN ATTENDANCE: President Byrne called the meeting to order at 8:12 p.m. The following Trustees were present: Hebda, Koch, Marquardt Schultz, Schwartz and Williams.

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

**1. APPROVAL OF 7/20/2005 SPECIAL COMMITTEE OF THE WHOLE AND 10/06/2005 COMMITTEE OF THE WHOLE MINUTES.**

Motion by Trustee Williams, second by Trustee Schwartz to approve the 7/20/2005 Special Committee of the Whole & 10/06/2005 Committee of the Whole Minutes. Roll call vote:

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

NAYS: 0-None

ABSENT: 0-None

Motion carried.

**2. REQUEST FROM MARK & ANDREA SCHNEIDERMAN FOR CONSIDERATION OF A ZONING VARIANCE WHO ARE SEEKING RELIEF OF THE SIDE YARD BUILDING SETBACK REQUIREMENT IN A R5 RESIDENTIALLY-ZONED DISTRICT OF SIX (6) FEET TO A PROPOSED THREE (3) FEET SIX (6) INCHES FOR THE PURPOSE OF CONSTRUCTING A 20' X 22' ATTACHED GARAGE. THE SINGLE-FAMILY DWELLING IS LOCATED AT 503 WESTMORELAND DRIVE.**

Building Commissioner Gerth summarized the variance request to reduce the side yard setback to 3' 6" to allow for the construction of the 20' x 22' attached garage. Mr. Gerth stated if the garage had been built prior to zoning changes after the home was built in the mid '60's from 3' to 6', a variance would not be required. Staff recommendation was to build a detached garage at the rear of the property or reduce the size of the garage to a single car garage. President Byrne inquired the distance between the neighbor's house the garage addition and was informed it would be approximately 10-feet. Trustee Schultz inquired if neighbor's had been notified and was informed that the notice was sent and no objections were filed. Mr. Schultz inquired if a detached garage could be built and Ms. Schneiderman responded the family didn't want to give up the backyard space or block the view of the farm to the rear of their home. Trustee Koch stated the request for a variance met the criteria for the variance. Trustee Schwartz asked if a single car stacked garage was considered, but it didn't meet the homeowners desire. The variance request did not receive approval at the Zoning Board of Appeals, therefore, five (5) affirmative votes would be needed to approve at Board level. Motion by Trustee Hebda, second by Trustee Koch to approve a variance from Section #10.6.1.2. of the Village of Vernon Hills Zoning Ordinance requirement of the side yard building setback in a R5 residentially-zoned district of six (6) feet and allow the construction of a 20' x 22' attached garage with a three (3) feet six (6) inches side yard building setback, subject to the drainage caveat approval prior to issuance of the building permit. Roll call vote:

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

NAYS: 0-None

ABSENT: 0-None

Motion carried.

**3. REQUEST FROM JACOBS HOMES FOR TEMPORARY SALES TRAILER ON LOT 6 OF ASPEN POINTE MIXED-USE DEVELOPMENT.**

President Byrne found no objections in granting the request for the temporary sales trailer. Engineer Brown concurred with the request. Trustee Schultz inquired what would be on the site after the trailer was removed and was informed there was no tenant for the site at this time. Mr. Goodman stated the buildings would be built on slabs with no basements or crawl spaces. Motion by Trustee Hebda, second by Trustee Schultz to approve the Jacobs Homes, Inc. request for a temporary sales trailer on Lot 6 of the Aspen Pointe Mixed-Use Development as presented. Roll call vote:

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

NAYS: 0-None

ABSENT: 0-None

Motion carried.

**4. LEARNING RESOURCES-FINAL SITE AND LANDSCAPING APPROVAL-CONTINENTAL EXECUTIVE PARKE-380 NORTH FAIRWAY DRIVE.**

Engineer Brown stated the petitioner was available to answer questions regarding the addition to their site. Staff recommendation was to draft the appropriate ordinance subject to the following:

- Compliance with the technical review responses prepared by Werner Briskee of Partners in Design dated September 28, 2005.
- General compliance with the Technical Review plans dated August 29, 2005 and prepared by Partners in Design and Jacob & Hefner, subject to compliance with the technical review comments.
- Final approval by the CEP Association prior to issuance of a full building permit.
- Final Approvals by the Village's Engineer and Landscape Architect prior to issuance of a building permit.
- Compliance with all ordinances and standards of the Village except as otherwise noted.

Trustee Schultz stated he approved the new plan regarding the truck entrance. Motion by Trustee Schultz, second by Trustee Schwartz to authorize staff to draft the appropriate ordinance for the Learning Resources final site and landscaping approvals; subject to staff recommendation as listed above. Roll call vote:

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

NAYS: 0-None

ABSENT: 0-None

Motion carried.

**5. TIF DISTRICT PAYMENT SCHEDULE.**

Manager Allison gave an update and referred to Assistant Manager Kalmar's memo dated September 30, 2005 as to the TIF Payment schedule. The current CLC payment appeared on the evening's consent agenda; with additional payments coming in the future for right-of-way acquisition, additional detention and road improvements to extend the Port Clinton Road onto CLC property. Manager Allison noted the deadline to purchase of the Khayat property was May 1, 2006.

**6. POLICE DEPARTMENT SPACE NEEDS STUDY.**

Manager Allison stated a committee of staff members met with several architectural firms in regards to the expansion of the Police Department Facility and narrowed the selection to three firms based on their qualifications concerning municipal building expansion. Mr. Allison continued that after conducting interviews, written materials and conversations, the committee submitted information regarding Sente-Rubel-Bosman-Lee and the Hezner Corporation as referred to in Manager Allison's memo dated October 12, 2005. Chief Fleischhauer stated Accreditation Standards would have to be met for the expansion. Monies had been allocated this year to do the study and funds could be appropriated in the spring for the project. President Byrne, Trustee Marquardt and the staff were to meet with the two architectural firms.

**7. LAKEVIEW/FAIRWAY/ROUTE 60 CAPACITY ENHANCEMENTS.**

Engineer Brown stated the Lake County Council of Mayors would be looking for projects to fund. Mr. Brown recommended Fairway Drive and Lakeview Parkway be considered due to the increase traffic that will occur once Fairway Drive was opened at Route 45. The project area would be north and west of the Vernon Hills Post Office and continue north to Route 60 and beyond. Trustee Schultz inquired what the magnitude of the projects would be and Mr. Brown stated the Lakeview project at \$4.5 million and Fairway Drive project at \$3.5 million. Mr. Brown recommended doing the projects in two phases versus one, for it would be easier to receive funding. The only draw back on these projects would be with the widening of the pavement, many parkway trees would be impacted. A traffic study of both drives would need to be conducted. Trustee Schultz stated concerns of the volume of traffic during peak periods when the high school is in session on Phillip Road at Deerpath Drive. Trustee Williams stated concerns of traffic on Phillip Road between Lakeview Parkway and Deerpath Drive.

**8. PROPERTY/LIABILITY INSURANCE RENEWAL.**

Finance Director Nakrin stated a payment of \$246,000-\$251,000 would be due on November 18, 2005, which would include a 2% discount. Finance Director Nakrin stated to increase cost to raise the general liability insurance of \$8M to \$12M was \$18,000. Manager Allison stated the \$17M general liability insurance is not available. President Byrne requested Mr. Nakrin to investigate additional insurance for excess liability.

**9. ADJOURNMENT**

Motion by Trustee Williams, second by Trustee Schultz 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, Schultz, Schwartz, Williams

NAYS: 0 – None

ABSENT: 0-None

Motion declared carried.

Meeting adjourned at 8:30 p.m.

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Holly D. Udesky, Village Clerk

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Roger L. Byrne, Village President