

**MINUTES  
COMMITTEE OF THE WHOLE MEETING  
VILLAGE OF VERNON HILLS  
NOVEMBER 1, 2005**

IN ATTENDANCE: President Byrne called the meeting to order at 7:52 p.m. The following Trustees were present: Hebda, Koch, Marquardt, Schultz and Schwartz. Trustee Williams was absent.

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

**1. APPROVAL OF COMMITTEE OF THE WHOLE MINUTES - DELAYED**

**2. TIF UPDATE-OPUS PROPERTY – REDEVELOPMENT ISSUES.**

Assistant Manager Kalmar stated staff had met with OPUS North representatives Jim Heller and Matt Nix to discuss their plan and the future direction of the project. The three outstanding issues were:

- a.) The road alignment of Town Center Road and the need to place it 10 feet farther south than was shown on the plan; which at present, Half Day Partners had not agreed, sighting the OPUS's building was too large. Staff recommendation to move the road south was a reasonable request and would not affect the Half Day Partners plan.
- b.) The acquisition of the triangle parcel belonging to Half Day Partners would be needed for the inclusion in the townhome portion and as a secondary access point and interconnection to Town Center Road. Half Day Partners had agreed to this transfer provided they received certain storm water considerations. The Half Day Partners had revised their plans to include a detention pond feature at the corner of Milwaukee and Rt. 45, the need for detention would be lessened. OPUS would have to provide approximately .35 acres of detention to Half Day Partners. The triangle parcel would be donated to the Village by Half Day Partners through a redevelopment agreement. Trustee Schultz inquired what the Village's time frame for the project and was informed May 1, 2006 agreements would need to be in place due to the acquisition of the Khayat property.
- c.) The distribution of excess dirt still must be resolved. The Half Day Partners and College of Lake County sites need additional dirt for their stormwater systems; and to date, there has been a lack of cooperation between the parties. OPUS site would need to have dirt removed and the TIF should not be responsible to pay Half Day Partners for dirt. This issues need to be resolved as soon as possible

Assistant Manager Kalmar stated to get the TIF moving, the OPUS project would need to get started. Their initial technical review process with staff had to move forward and be presented to the Planning and Zoning Commission for consideration. Mr. Kalmar outlined some possible twelve terms for the board to review for an agreement with OPUS and Phase I of the TIF.

- 1.) OPUS would contribute the land for the right-of-way to allow the extension of Port Clinton Road from Rt. 45 to Milwaukee Ave.
- 2.) The TIF could fund and construct the Port Clinton Rd. extension and realignment south of Rt. 45 and the intersection improvements. These improvements could be done in phases.
- 3.) OPUS would fund and construct all the detention for its site and adjacent road improvements for Port Clinton and Town Center Roads and the commercial property.
- 4.) The TIF could reimburse OPUS for the retaining walls required for the detention.
- 5.) The TIF could fund or reimburse OPUS for the outflow storm sewer for the OPUS detention pond.
- 6.) OPUS would be responsible for construction all utilities and burial of existing lines, which would extend to the adjacent property lines to allow the interconnection of the systems.
- 7.) The TIF could reimburse OPUS for any upsizing of the infrastructure as required for the development of the south side of Rt. 45.
- 8.) The TIF could reimburse OPUS for upgrades of the sanitary lift station south of Rt. 45 and the extension of utility lines under Rt. 45 to a common location accessible to the residential and commercial parcels.
- 9.) The TIF could pay or reimburse OPUS for construction of a bike path along Rt. 45.
- 10.) The Village could obtain the Half Day Partners triangle site and transfer it to OPUS for the project.
- 11.) OPUS would pay all building permits and impact fess as required by the Village.
- 12.) OPUS would agree to start construction on the residential project within 6 months of the final approvals by the Village Board. If OPUS fails to start construction within the time, OPUS would allow the Village to purchase the property at a negotiated figure.

Mr. Kalmar stated that for a development to get financing, a project typically needed to have a 40% presale of the condominiums. Based on the improvements as outlined, the TIF could spend approximately \$1.2 million for the OPUS portion, which included the cost of \$300,000 for the installation of the traffic signalization at Rt. 45 and Port Clinton Road. The signal costs could be deferred for a period of time.

President Byrne questioned what revenues were being generated by other TIF areas such as The Glen and Village of Deerfield. President Byrne stated concerns regarding the size of the retail spaces and the reuse after the first tenants move out. Manager Allison stated he would check with Deerfield.

Mr. Kalmar stated based on ISCS projected a \$3 million surplus after the school allocations were completed. To receive TIF funding from the allocation programs, the schools would need to request their allocations annually. ISCS student enrollment was estimated higher than the true enrollment provided by the school districts and based on the number of children coming out of the existing development adjacent to the TIF. Projections were current and were not over the 23-year life of the TIF.

Trustee Hebda was in favor of moving forward with the project. Trustee Schultz stated concerns on items 7, 8 and 9 on the reimbursements to the developer. All parties would need to come together to resolve issues. President Byrne had issues with the reimbursements to the developers considering the purchase price of the land they had paid. Staff was to meet with President Byrne and Trustee Schultz for further discussion prior to meeting with OPUS to discuss the terms of an agreement.

**3. VERNON HILLS ATHLETIC COMPLEX (VHAC)-FUTURE IMPROVEMENTS AND ISSUES.**

Manager Allison presented a list of future improvements and issues as outlined in his memo dated October 17, 2005. Mr. Allison reviewed the list as to the status of certain projects and asked for Board feedback. Many of these items would be discussed in the future during the budget process. Public Works Director stated the cabinet and power for the trailer should be completed by mid December. The netting at the fields would be completed by next month. President Byrne inquired about the area established for the Memorial Grove Area and was informed an area was designated near the concession area, south of the path. A memorial tree had been planted and a bronze plaque would be installed. The lighting for the football fields and the additional parking at the baseball lot needed to be discussed. Mr. Allison stated he had met once with the FAA regarding the use of their property and a site plan needed to be prepared and presented to the FAA at a future time. President Byrne stated the American Hotel Register expansion also needed FAA approval.

**4. COMMITTEES' REVIEW.**

Manager Allison presented the committee chart for review. The Village codebook needed amending to reflect the committees. The recommendation was to retain the Planning and Zoning; Zoning Board of Appeals; Board of Fire and Police Commission; Ethics; Traffic Advisory Committee; Parade; Summer Celebration and Events Committee; Police Pension; ETSB 911; Liquor and License Commission; Telecommunications Committee and the Park District Liaison. Many of these committees and commissions are required under state statute. The recommendation was to eliminate the Business District Development and Redevelopment Committee; Cultural Center Committee; Financial Planning Committee; Symphony Committee; Environmental Advisory Committee; Historical Society; Electrical Commission; Blood Drive Committee (Village would still budget monies to reimburse the Vernon Hills Lions for expenses); Public Arts Review Committee; Cable Television Committee; Nike Ad Hoc Committee (after completion of the site). If it was deemed necessary, a committee could be re-established. The Village President would appoint the Pageant Coordinators and Senior Coordinators. Staff was to prepare letters notifying members of changes to the various committees.

**5. ADJOURNMENT**

Motion by Trustee Koch, second by Trustee Hebda to adjourn the Committee of the Whole meeting for discussion of personnel-[Sec. 2(c)(1)] as allowed under the Open Meetings Act.

Roll call vote:

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

NAYS: 0 – None

ABSENT: 1-Williams

Motion declared carried.

Meeting adjourned at 8:57 p.m.

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John Kalmar, Assistant Village Manager

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Roger L. Byrne, Village President