

**MINUTES  
COMMITTEE OF THE WHOLE MEETING  
VILLAGE OF VERNON HILLS  
NOVEMBER 15, 2005**

IN ATTENDANCE: President Byrne called the meeting to order at 7:35 p.m. The following Trustees were present: Hebda, Koch, Marquardt, Schultz, Schwartz and Williams.

Also present were 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 Deputy Clerk Pelletier.

**1. APPROVAL OF 10/18/2005 & 11/01/2005 COMMITTEE OF THE WHOLE MINUTES.**

Motion by Trustee Hebda, second by Trustee Schultz to approve the 10/18/2005 & 11/01/2005 Committee of the Whole Minutes. Roll call vote:

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

NAYS: 0 – None

ABSENT: 0-None

Motion declared carried.

**2. APPLE ORCHARD LANE COMMERCIAL PROPERTY - CONCEPT PLAN PRESENTATION BY DEMONTE BUILDERS.**

Assistant Village Manager Kalmar stated DeMonte Builders were before the COW to present their concept plans for a small, multi-tenant retail building to be constructed on the private road known as Apple Orchard Lane. The property was 1.6 acres in size and was annexed into the Village in 1989. The property was zoned B-1, General Business District and currently contains a legal, non-conforming unoccupied single-family residence which is dilapidated. The adjacent land uses include single-family homes to the east, multi-family to the south in the Village of Lincolnshire, multi-family to the west in Georgetown Square and Ernie's Shell towing and storage yard to the north across the private road.

The same owners had previously considered a three-story, 24-unit condominium building on the property and chose to change their concept based on the previous negative responses from the COW. DeMonte was proposing to construct a 9,000 sq. ft. building with 47 parking spaces on the site. The access to the site would be from Apple Orchard Lane. The private road would be rebuilt along the frontage of the DeMonte property to accommodate the commercial traffic coming to the property and to the residential area to the east. The Village would work with DeMonte to prohibit right turns onto Apple Orchard Lane as not to affect the east residential area. The stormwater detention would be handled north of the building and adjacent to the Apple Orchard Lane.

The proposed use was consistent with the Comprehensive Plan and current B-1 zoning classification and complies with the Zoning Ordinance. The concept plan has been designed to allow for a 15-foot dedication to IDOT for the expansion of Milwaukee Ave. and maintaining a 25' landscape strip between the curb and proposed right-of-way line. The DeMonte Builders were requesting input and direction from the COW. The developers stated the building would be brick with stone accents.

President Byrne inquired if any variances would be required and Mr. Kalmar stated at this time staff was not aware of any. Signage has not been addressed at this time. President Byrne inquired if there were issues with ingress and egress and was informed there did not appear to be any. It would be impossible to align the Apple Orchard Lane with Georgetown Way. Engineer Brown would research to allow full access.

Trustee Schultz inquired if the building was similar to those in Lincolnshire and the developer responded it was similar to the building that housed the Cheese Factory. Trustee Koch inquired on the distance to the neighbors to the east and was informed there was fifty-five to seventy feet to a residential home. Trustee Koch stated he would like to see a landscape berm between the homes and the business, and would want the elevation to be interesting. Trustee Hebda recommended the spaces in the building be rented to new types of businesses that are not currently in the Village. Mr. Brown indicated there were septic and wells to the area south of the Ernie's. COW concurred for the developer to proceed with their plans for technical review.

**3. HOUSEHOLD FINANCE – AMENDMENT TO THE LANDSCAPE PLAN.**

Tim Morgan of Timothy Morgan Associates distributed additional information for their request to revise their landscape plan to change the landscape walls from Holey Boulder to Versa-Lok. Mr. Morgan stated the substitution was requested for security reasons and the new material would blend in better with the Household Finance building. Village Engineer Brown stated the Holey Boulder wall that was originally approved last spring was more aesthetically pleasing. Mr. Brown stated the Versa-Lok wall was stark looking and was constructed one foot from the curb making it impossible for additional landscaping to be planted. Mr. Brown stated the wall was visible from all sides and from Corporate Woods Parkway. Mr. Morgan stated landscaping could be planted to soften the wall, but Mr. Brown added it would be very tight to planting anything but vines.

Trustee Schultz inquired why it took seven months for their request to revise the landscaping wall and Mr. Morgan stated that Household Finance responded slowly and wanted a more secure wall. Trustee Schultz recommended staying with the original plan. President Byrne inquired why the request for revision came after the wall was partially installed. Trustee Hebda stated she understood how corporations can tie one's hands and was disappointed the original plan was not followed. Mr. Brown stated the Holey Boulder wall system was just as secure as the Versa-Lok, only it was more expensive and took more time to install. President Byrne inquired the reason for the full wall and was informed it was for security. Trustee Schwartz stated concerns on the aesthetics of the Versa-Lok wall. Trustee Marquardt stated the Holey Boulder wall should be used since it was available. Motion by Trustee Hebda, second by Trustee Schultz to **deny** the request to amend the landscape plan and require the developer to install the Holey Boulder wall as presented in the originally landscape plan. Roll call vote:

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

NAYS: 0 – None

ABSENT: 0-None

Motion declared carried.

**4. GREGG'S/LAKEVIEW PARKWAYS-LANDSCAPE PLAN FOR SOUTHWEST CORNER.**

Village Engineer Brown stated staff had been working with KB Homes regarding the southwest corner of Gregg's Parkway and Lakeview Parkway, which is part of the White Deer Run property. KB Homes has completed improvements and has offered to leave the landscaping materials located at their sales trailer. The value of the landscaping materials is \$5,000-\$6,000 and in good health to transplant. These materials could be transplanted to the site next spring as shown on the proposed site development plan prepared by Rolf C. Campbell & Associates. A brick paver path, park bench

and trash receptacles would be added to the site. Staff met with the Gregg's Landing Homeowners Association on 11/10/2005. During this discussion brick paver path was suggested instead of concrete, and adding a park bench and trash receptacles to the site. The maintenance could be added to an agreement and the expectations of maintenance at this site would be at a higher level than in most areas of the Village. Capital improvements for this site could run \$25,000-\$30,000.

Trustee Schultz questioned the cost and asked when the work would be done. Mr. Brown stated the work would be in the spring by a contractor. Trustee Schultz inquired if there were other upgrades. Don Kathan of the HOA suggested stamped concrete versus the pavers and an additional bench along the walkway. Trustee Schultz inquired what was to become of the KB Homes construction areas and Mr. Brown stated the site would be restored in the spring with grading, top soil and seeding. The long-term plan for the site was designated as reservoir area for the South Gregg's Landing Commercial. Trustee Schultz inquired if plantings were needed in other areas of Gregg's Parkway. Mr. Brown stated the Village could do some of the underwriting for the work. Don Kathan stated the HOA would want long-term maintenance provided and a minimal warranty on the plantings, if the HOA was paying the lion's share of the project.

President Byrne inquired if the landscaping plan would interfere with future traffic signalization at the intersection and Mr. Brown informed him there would be no disruption. Trustee Hebda suggested bidding out the stamped concrete work and finding out information from the Park District on their park bench donation program. The plan was to be discussed under the Capital Improvements Program in December.

**5. GREGG'S LANDING-BEAVER CREEK, POD 13-ACCEPTANCE OF PUBLIC IMPROVEMENTS.**

Village Engineer Brown stated the punch list was completed and a resolution would be placed on the 12/06/2005 consent agenda for final approval. The Village will release the subdivision bond #B21862460 dated August 12, 2002 for the subsequent to the receipt of a two-year maintenance guarantee in the amount of \$136,440.

**6. GREGG'S LANDING-SAWGRASS, POD 15-ACCEPTANCE OF PUBLIC IMPROVEMENTS.**

Village Engineer Brown stated the punch list was completed and a resolution would be placed on the 12/06/2005 consent agenda for final approval. The Village will release the Irrevocable Standby Letter of Credit #VH4 dated May 28, 2003 subsequent to the receipt of a one-year maintenance guarantee in the amount of \$63,345. The maintenance guarantee was reduced to one-year based on the developer's agreement to delay the placement of the final surface by one year in the custom home pod.

**7. CONSIDERATION OF ORDINANCE TO AMEND CHAPTER 10 ARTICLE VI OF THE VILLAGES' CODE OF ORDINANCES TO EXTEND THE TIME BUSINESSES MAY OPERATE AN OUTDOOR ESTABLISHMENT.**

Building Commissioner Gerth requested an amendment to the Village's Code of Ordinances to extend the time businesses could operate their outdoor establishments. Trustee Schultz inquired about the need to accommodate smokers that congregate outside. Research would have to be done and discussed in the future. An ordinance for the extension of time that businesses may operate outdoors would be placed on the 12/06/2005 for final approval.

**8. OVERVIEW OF 2005/06 SNOW REMOVAL PLAN.**

Public Works Director Laudenslager presented the changes to the snow removal plan for the winter season. The first stage would be salting. Mr. Laudenslager stated an outside contractor would handle the cul-de-sacs in the Village at a cost of \$20,000-\$30,000 depending on the weather. The next stage would be salting and limited plowing for 2" or less snowfall. For snow falling from 2"-5" would be plowing and salting. Snow falls over 5" plus would require around the clockwork as needed. Trustee Hebda requested a cable announcement to alert the residents to changes. Mr. Laudenslager stated there should be no gaps in clearing areas of the Village. Village staff would maintain the Village and Metra parking lots. The designated Village sidewalks to be cleared would be done earlier than in the past. Trustee Hebda recommended notifying residents not to plow snow into the streets and keep their mailboxes cleared.

**9. COMMITTEES-ETSB-9-1-1**

Manager Allison stated the ETSB 9-1-1 Committee that oversees the funds in the landlines and wireless systems for operating the 9-1-1 system needed to have the ordinance amended. Mr. Allison recommended the following to makeup the members, one Trustee as chair, the Police Chief, one Deputy Police Chief, a representative from the one of the Fire Protection Districts and a resident member. Trustee Schultz questioned why representatives from both Fire Districts were not included to be members. The Committee meets every couple of years. The 9-1-1 System generates approximately \$250,000 and is a small portion to total cost. Police Chief Fleischhauer stated \$750,000 was the cost for employees, and did not cover the cost for upgrades or replacement of equipment. Manager Allison inquired as to whether to have the committee appointments run concurrent or overlapping for three-year or four-year terms. President Byrne recommended concurrent with the Mayor's term with the 1<sup>st</sup> term being shorter. Trustee Koch stated overlapping term would allow experience members to be on the committee. A draft ordinance would be prepared for Board approval.

**10. ADJOURNMENT**

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

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

NAYS: 0 – None

ABSENT: 0-None

Motion declared carried.

Meeting adjourned at 9:00 p.m.

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Linda Pelletier, Deputy Village Clerk

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Roger L. Byrne, Village President