

**MINUTES
COMMITTEE OF THE WHOLE MEETING
VILLAGE OF VERNON HILLS
MARCH 22, 2006**

IN ATTENDANCE: President Byrne called the meeting to order at 7:45 p.m. The following Trustees were present: Hebda, Koch, Marquardt and Schultz. Trustees Schwartz and Williams were absent.

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

1. APPROVAL OF 3/07/2006 COMMITTEE OF THE WHOLE MINUTES.

Motion by Trustee Hebda, second by Trustee Schultz approval of the 3/07/2006 Committee of the Whole Minutes. Roll call vote:

AYES: 5-Hebda, Koch, Marquardt, Schultz, Byrne

NAYS: 0-None

ABSENT: 2-Schwartz, Williams

Motion declared carried.

2. ASPEN POINT – CERTIFICATE OF OCCUPANCY.

President Byrne stated staff had met with Aspen Partners and representative Tim Hague to discuss open items required for completion prior to certificate of occupancies could be issued. Village Engineer Brown stated the developer was close to occupancy and was requesting relief from the original Village Board approvals requiring the completion of the Route 60 and Aspen Drive improvements. Walgreen's and Buffalo Wild Wings would be seeking their certificate of occupancies and were due to open sometime mid April. American Chartered Bank was due to open around May 1st. Mr. Brown stated in reviewing the status of the road improvements, it was estimated that the work on the road and signalization could not be completed until June 2006. Staff stated there were concerns on the impact on Aspen Drive with the businesses being open and not having capability of accessing Route 60 except from Aspen Drive. The sidewalk along the west side Aspen Drive still needed to be completed. The eastbound deceleration lane to Aspen Drive was to be completed by the end of March. Mr. Brown added the keystone intersection and signalization also needed to be completed, which would not be completed until May. Mr. Brown stated staff recommended the work be held off until after the end of the school year.

Trustee Koch inquired if work could begin after 9:00 a.m. until 3:00 p.m. as had been done on other projects along Route 60 due to the volume of traffic on Aspen Drive. Trustee Koch added the students were used to using the sidewalk on the east side of Aspen Drive during the past year. President Byrne suggested revising the sequence of the work and complete the access to the Lederman property to the south that aligns with Aspen Point Road. Mr. Hague stated the improvements would be done in phases with completion in a 3-5 week time period. Curb and gutter work also needed to be completed to access the Aspen Pointe Shopping Center, which could be done in a week depending on the weather.

3. ETHAN ALLEN HOME INTERIORS – LOT 2 OF KERASOTES RESUBDIVISION – REVISED CONCEPT PLAN PRESENTATION.

Assistant Manager Kalmar stated representatives from Ethan Allen were present to request a revision to their proposed store. Ethan Allen had previously presented a one-story 18,000 sq. ft. show room on the vacant lot at the corner of Lakeview Parkway and Executive Way in Continental Executive Parke (CEP). The front of the building oriented toward Lakeview Parkway with parking in front of the building, with the south side of the building abutting the pond. The Committee had agreed with the proposed plans and directed Ethan Allen to begin the technical review process.

Mr. Kalmar continued that Ethan Allen had revised their plans for a 2-story, 22,970 sq. ft. building and the orientation were towards Executive Way with parking on the south and west sides of the building. The loading would remain on the east side of the building. The developer still intended to relocate the existing access drive approximately 40 feet to the west.

Mr. Kalmar stated staff did not have issues with the use or height of the building. The use was appropriate for the location and the need for visibility from Milwaukee Avenue was the principle concern. Mr. Kalmar stated staff objected to the direction of the building orientation and overall site plan. Michael Mannis representative of Ethan Allen was introduced and went through the new elevations. The developer stated that due to the case goods, walls were needed with fewer windows. Mr. Kalmar recommended the building front Lakeview Parkway and not Executive Way as originally planned. The detailing on the south and west elevation appeared to work well and were consistent with the previous elevations. The east and north elevations were not as well done and needed additional detailing. Trustee Koch recommended faux windows could be placed on the north wall and color of the wall needed toning down. Trustees Schultz and Hebda concurred. Jim Sparesus, the architect was introduced to discuss the elevation changes. Mr. Kalmar also recommended condensing the parking lot. Motion by Trustee Schultz, second by Trustee Hebda to direct Ethan Allen to technical review and come back before the Committee for final approval. Roll call vote:

AYES: 5-Koch, Marquardt, Schultz, Hebda, Byrne

NAYS: 0-None

ABSENT: 2-Schwartz, Williams

Motion declared carried.

4. FEBRUARY TRAFFIC ADVISORY COMMITTEE (TAC) REPORT AND RECOMMENDATIONS.

Public Works Director Laudenslager stated the Traffic Advisory Committee had made the following recommendations for the following:

- **Three-Way Stop Sign Request-Montebello And Memphis**
Recommended a yield sign to be placed at Memphis Lane at Montebello Drive.
- **No Parking Request-Annapolis Between Deerpath & Allentown/Ashville**
Recommended to eliminate parking on both sides of Annapolis Drive between Deerpath Drive and Allentown Court and Ashville Court.
- **Stop Sign Request-Ranney Avenue At Huron Street**
Recommended to place a stop sign at Ranney Avenue at Huron Street.

Motion by Trustee Hebda, second by Trustee Koch to direct the Village Attorney to draft an ordinance for final approval. Roll call vote:

AYES: 5-Marquardt, Schultz, Hebda, Koch, Byrne

NAYS: 0-None

ABSENT: 2-Schwartz, Williams

Motion declared carried.

5. WATERSHED DEVELOPMENT ORDINANCE.

Village Engineer Brown stated the Lake County Board had adopted amendments to the Watershed Development Ordinance (WDO). The amendments covered clarifications to the Isolated Wetland Program; updates to the National Flood Insurance Program Requirements; technical standards and ordinance administrative enhancements; and National Pollutant Discharge Elimination System Amendments. Mr. Brown added to maintain the Village's current status as a Certified Community; the Village would be required to adopt WDO minimum standards by April 11, 2006. The SMC regulated isolated wetlands within the Village. The Village could also be certified to conduct isolated wetland reviews. President Byrne inquired how the fee schedules were calculated for development. Manager Allison volunteered to be on the sub-committee to the Lake County Partners. Ordinance to be drafted for final approval.

6. SEAVEY DITCH RESTORATION GRANT.

Village Engineer Brown stated bids had been opened for the project on March 15, 2006 and Applied Ecological Systems submitted the lowest bid at \$500,963.36. Larger trees adjacent to the project originally slated to remain required removal that increased the scope of removal, replacement and stabilization and necessitate additional lineal footage of bankwork. The FY200506 project budget was \$170,000 with an additional \$138,632 in STAG grant funding for a total of \$308,632. Anticipated expenditures for the completed tree removal and future replanting would be \$30,000.

Mr. Brown stated staff would review the bids and analyze the design in an attempt to decrease the Stream Stabilization contract by approximately \$100,000. Mr. Brown stated he had met with the grant administrator to discuss an increase in the grant appropriation from the SMC. Mr. Brown recommended a specific dollar amount could be transferred from the existing FY200506 approved budget. A final payment for Curran Contracting closed the 2005 Road Rehabilitation Project and the project was completed with \$344,675 remaining in the account.

7. CONTINUED DISCUSSION ON THE VILLAGE CODE OF ORDINANCE SECTION 9-7(A) AS IT RELATES TO THE STORING OF TRASH CONTAINERS ON RESIDENTIALLY ZONED PROPERTY.

Building Commissioner Gerth reviewed the photos of trash containers with the Committee and it appeared the general conscientious was the Village residents could do a better job of storing trash containers and not placing containers curbside prior to 5:00 p.m. the night before the scheduled pick-up. Mr. Gerth suggested allowing the use of vinyl storage enclosures for containers. Trustee Schultz stated consistency should be maintained and the first option was to store the containers in the garage. President Byrne stated some residents could not access their containers if they were placed back from the front building line. Consensus of the Committee was not to have containers stored in front of the home. Trustee Schultz requested construction debris be removed from side yards of home. Staff was directed to proceed with drafting an ordinance for final approval.

8. SOCIAL SERVICE GRANTS.

Police Chief Fleischhauer requested A Safe Place be re-established to the list of social service organizations that could receive funding for the FY200607. A Safe Place had provided services to the Village over the past years. Motion by Trustee Koch, second by Trustee Hebda to add \$2500 to the FY200607 Social Service Grants budget for A Safe Place as discussed. Roll call vote:

AYES: 5-Schultz, Hebda, Koch, Marquardt, Byrne

NAYS: 0-None

ABSENT: 2-Schwartz, Williams
Motion declared carried.

9. ADJOURNMENT

Motion by Trustee Hebda, second by Trustee Koch to adjourn the Committee of the Whole and go to Closed Session to discuss land acquisition-[Sec. 2(c)(5)] and personnel-[Sec. 2(c)(1)] as allowed under the Open Meetings Act.. Roll call vote:

AYES: 5-Hebda, Koch, Marquardt, Schultz, Byrne

NAYS: 0-None

ABSENT: 2- Schwartz, Williams

Motion declared carried.

Meeting adjourned at 9:00 p.m.

Linda Pelletier, Deputy Village Clerk

Roger L. Byrne, Village President