

**MINUTES  
COMMITTEE OF THE WHOLE MEETING  
VILLAGE OF VERNON HILLS  
AUGUST 15, 2006**

IN ATTENDANCE: President Byrne called the meeting to order at 7:25 p.m. The following Trustees were present: Koch, Marquardt, Schultz and Williams. Trustees Hebda and Schwartz were absent.

Also present were Village Manager Allison, Assistant Village Manager Kalmar, Finance Director Nakrin, Police Chief Fleischhauer, Village Engineer Brown, Attorney Citron and Deputy Clerk Pelletier.

**1. APPROVAL OF 8/08/2006 COMMITTEE OF THE WHOLE MINUTES.**

Motion by Trustee Koch, second by Trustee Marquardt approval of the 8/08/2006 Committee of the Whole Meeting Minutes. Roll call vote:

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

NAYS: 0-None

ABSENT: 2-Schwartz, Hebda

Motion declared carried.

**2. HALF DAY INN – LIQUOR LICENSE EXTENSION.**

Mr. Chris Khayat of the Half Day Inn requested an extension of the Liquor License to operate until January 30, 2007, since the current license was due to expire on September 30, 2006. Mr. John Thomas informed the Village there was no problem with extending the lease or the license. Half Day had paid the full year \$2,000 license fee with the thought of pro rating the license after closure on September 30<sup>th</sup>. Staff recommended retaining the complete \$2000 license fee, due to the normal expiration date of April 30, 2007 was just 3 months away. Motion by Trustee Williams, second by Trustee Schultz approval to amend Resolution 2006-77 to allow the extension of the Half Day Inn Class "A" Liquor License until January 30, 2007 as presented. Roll call vote:

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

NAYS: 0-None

ABSENT: 2-Schwartz, Hebda

Motion declared carried.

**3. CONSIDERATION OF RECOMMENDATIONS FROM THE PLANNING & ZONING COMMISSION REGARDING A REQUEST FOR A SPECIAL USE PERMIT FOR SAM'S CLUB FUELING STATION – 335 N. MILWAUKEE AVENUE.**

Assistant Manager Kalmar stated representatives of Core States Engineering and Wal-Mart were before the Planning and Zoning Commission on July 26, 2006 meeting to request approval of a Special Use Permit to allow for the operation of an automobile service station in the B-1 General Business District; and Final Site, Architectural and Landscaping Plan Approvals. The plan was to place a 299 sq. ft. kiosk for the on-site attendant and restrooms; a 5,428 sq. ft. canopy; 6-fuel dispenser islands and 3-underground fuel storage tanks. The kiosk would not house a convenience store. Operating hours would be Monday-Saturday-6:00 a.m.-9:00 p.m. and Sunday-9:00 a.m.-7:00 p.m. The canopy would match the existing Sam's Club. Mr. Kalmar noted no one was in attendance at the P&Z hearing to voice an objection.

President Byrne inquired what the canopy material would be and was informed it was an aluminum composite material. Trustee Marquardt noted the facility would only be opened to "Members Only". Trustee Marquardt inquired if the roadway had been improved and was informed by Engineer Brown

it had been relocated. Mr. Kalmar noted extensive landscaping had been added to the site. Trustee Schultz stated the parcel was under utilized and an automobile service station was not an ideal choice for the site and would have preferred to see a destination restaurant. President Byrne inquired who owned the parking lots in front of each of the buildings and Mr. Kalmar informed him the lots belonged to the individual businesses, except for the old K-Mart building, which was owned by Bradford. The Wal-Mart representative stated Sam's Club needed the station to compete with the Meijers and Coscos that provided this service to their members. Mr. Kalmar stated the Planning and Zoning Commission voted 5-1 to recommend the following:

- A. Approval of a Special Use Permit to allow for the operation of an automobile service station in the B-1 General Business District.
- B. Final Site, Architectural and Landscaping Plan Approvals subject to the conditions listed as follows:
  1. General compliance with the following:
    - Technical Review responses from Core States Engineering, Inc. dated 6/22/06 and consisting of 5 pages and from Cory Johnson, Harrison French & Associates, Ltd dated 6/23/06 and consisting of 1 page.
    - Site Improvement and landscape Plans prepared by Core States Engineering, Inc with a revision date of 6/27/06 and consisting of 13 pages.
    - Building Elevations, floor plan and signage plans prepared by Harrison French & Associates, Ltd with revision dates of 6/26/06, 5/23/06 and consisting of 8 pages. Color Building Elevations prepared by Harrison French & Associates, Ltd with date of 6/29/06.
    - Proposed Site Photometric Exhibit prepared by LSI Industries with a date of 5/30/06 and consisting of 1 page.
  2. Final approval by the Village Engineer and Landscape Architect.
  3. Amendment of the canopy Signage Plan to comply with the Sign Ordinance with only one sign on the west side of the canopy.
  4. Receipt of the Marketplace REOA approval prior to final approval by the Village Board.
  5. Petitioner will provide an updated material sample board sample board for Village use during the Building Review and inspection process.

Motion by Trustee Koch, second by Trustee Marquardt approval to direct staff to prepare the necessary ordinance approving the special use permit and final site, landscaping and architectural approvals, subject to the above conditions as presented. Roll call vote:

AYES: 4-Koch, Marquardt, Williams, Byrne

NAYS: 1-Schultz

ABSENT: 2-Schwartz, Hebda

Motion declared carried.

**4. CONSIDERATION OF A REPORT AND RECOMMENDATION FOR FINAL APPROVALS FROM THE PLANNING AND ZONING COMMISSION REGARDING RIVER GLEN TOWNHOMES PROPOSED BY LANDMARK DEVELOPMENT GROUP FOR PROPERTY LOCATED AT THE SOUTHEAST CORNER OF ROUTE 45 AND PORT CLINTON ROAD.**

Assistant Manager Kalmar stated Peter Sasinowski of Landmark Development, Lake Forest, appeared before the Planning and Zoning Commission on May 3, 2006 meeting to request the following Final site and landscaping plans for a 15-unit development; which included Final architectural elevations for the townhomes; Preliminary & Final site improvement plans and Preliminary & Final Plat of Subdivision.

The property located in the Village's TIF District is zoned R-1, 2-acre single family residential, which classified districts for properties newly annexed or had not been designated for development. The proposed plan must be developed as a PUD and be rezoned to R-6, similar to Sarah's Glen.

At the 2/21/06 Committee of the Whole, the Committee unanimously recommended approvals of the rezoning of the property, preliminary site, landscaping and architectural plans and approval of the Special Use Permit for the PUD.

The Commission accepted the plans and recommended approval, subject to the staff working through a series of engineering questions. Since May, Village Engineer Brown had worked with the petitioner to resolve grading issues and confirmed the project met the SMC requirements.

Mr. Brown stated the former buildings on the property had been demolished. Trustee Schultz inquired if all the Sarah's Glen various issues had been addressed and Mr. Kalmar stated they had. Mr. Kalmar stated the Planning and Zoning Commission voted unanimously to recommend approval of Final site and landscaping plans for a 15-unit development; Final architectural elevations for the townhomes; Preliminary & Final site improvement plans and Preliminary & Final Plat of Subdivision subject to the following conditions:

1. Final approvals of all plans by the Village Engineer and Landscape Architect.
2. Compliance with all conditions as recommended by the Village Board's Committee of the Whole on February 21, 2006 prior to final approval by the Village Board.
3. The minimum setback for all buildings was 25 feet excluding fireplace and bay window/door projections.
4. The patio would project away for the rear of the building a maximum of 10 feet and would not be closer than 18 feet of the eastern and/or north property lines.
5. Prior to issuance of a building permit for any units on Lot 5, a Letter of Map Revision (LOMR) must be provided to the Village.
6. Provision of product information to confirm the commercial grade of the playground equipment.
7. Review and approval of the Disclosure Letter by the Village Attorney prior to final approval by the Village Board.
8. Additional conditions as required.
9. Final approval of legal documents by the Village Attorney regarding access by Sarah's Glen Residents to the park in the development.
10. Final approval of plans by the Village Engineer and Landscape Architect.
11. Approval of the required special use permit and rezoning of the property to R-6 by the Village Board.
12. Review and approval of the homeowner's association documents by the Village Attorney prior to final approval by the Village Board.
13. Preparation and use of a disclosure letter for which future owners acknowledge the future expansion of Route 45 to a five-lane cross-section.
14. Compliance with the Technical Review comments dated November 30, 2005 and the Village Engineer's Review dated December 21, 2005.
15. Addressing the other comments in the staff report before final approval.
16. School, park and cultural/community centers donations would be required pursuant to Sections 4 and 6 of the Development Ordinance.
17. Provision of commercial grade playground equipment.
18. The connection of Christine Ct. to Port Clinton would be a right in/out only.
19. Submission of detailed information on patio sizes for each unit.
20. Compliance with all ordinance and standards of the Village except as otherwise noted.

21. Reappearance before the P&Z Commission for final approval of all plans.
22. Establish an agreement for use of the park between Sarah's Glen and River Glen.
23. Satisfactory agreement between Sarah's Glen and River Glen on detention issues.
24. Petitioner would provide information on signage and lighting.
25. The petitioner would use stamped concrete in lieu of asphalt driveway as delineated.
26. Petitioner would work with Staff on the tree line which borders Sarah's Glen.
27. Petitioner work with Staff on the fencing that borders Sarah's Glen and ensured minimal damage to vegetation.
28. Petitioner would work with Staff on the detention and draining.
29. The petitioner would provide floor plans for the basements.
30. Updated elevations for the wrapping of the stone to the side elevations.

Motion by Trustee Schultz, second by Trustee Marquardt approval to direct staff to prepare the necessary ordinance and development permit granting approval to the project, subject to the conditions presented above. Roll call vote:

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

NAYS: 0-None

ABSENT: 2-Schwartz, Hebda

Motion declared carried.

**5. OKTOBERFEST PLAN.**

Manager Allison stated the majority of cities in Mississippi that would still need help would be the ones along the Gulf Coast. Mr. Allison added various charities and youth groups had participated in the event, but requested direction in whether to have a charity event or just an entertainment event (games and music) with beverage and food to be provided. Trustee Schultz requested an entry fee for the event and was in favor of more of a party event. Mr. Allison stated there would probably not be the emotional drive to do a charity event as was done the previous year, nor would the expectations of funds be donated. Trustee Koch stated last year's event was unique and preferred not to do a fundraiser at this time. President Byrne stated the hurricane season was just beginning for this year and there was no way of knowing what would be needed. Trustee Marquardt concurred with Trustee Koch on last year's event was unique. Finance Director stated \$20,000 had been budgeted for an event. Trustee Koch recommended doing a seasonal event in the fall. Charitable organizations could be contacted for participation. Consensus of the Committee was to try an event at the Metra Station with music, children's games, beverage and food sales. Staff directed to move forward on plans for an event at the Metra Station, Saturday, October 7, 2006 from 4 p.m.-10 p.m.

**6. ADJOURNMENT.**

Motion by Trustee Williams, second by Trustee Marquardt to adjourn the Committee of the Whole Meeting and go to Closed Session for discussion of land acquisition-[Sec.2(c)5)] as allowed under the Open Meetings Act. Roll call vote:

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

NAYS: 0-None

ABSENT: 2-Schwartz, Hebda

Motion declared carried.

Meeting adjourned at 8:05 p.m.

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Linda Pelletier, Deputy Village Clerk

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Roger L. Byrne, Village President

