

**MINUTES
COMMITTEE OF THE WHOLE MEETING
VILLAGE OF VERNON HILLS
SEPTEMBER 19, 2006**

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

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

1. APPROVAL OF 8/29/2006 COMMITTEE OF THE WHOLE MINUTES.

Motion by Trustee Schultz, second by Trustee Marquardt approval of the 8/29/2006 Committee of the Whole Meeting Minutes. Roll call vote:

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

NAYS: 0-None

ABSENT: 0-None

Motion declared carried.

2. CONSIDERATION OF A REQUEST FOR AN "AFTER-THE-FACT" ZONING VARIANCE FOR THE PROPERTY LOCATED AT 1 GREENVALE ROAD FOR THE PURPOSE OF ALLOWING A TREE HOUSE IN THE STREET-SIDE YARD.

Building Commissioner Gerth stated David and Geri Millunchick were present to request variances from various sections of the Village of Vernon Hills Zoning Ordinance including Section 4.7.1.7 that restricts tree houses to the rear yard of residentially zoned property. The Millunchick's began construction of the tree house in the street-side yard of their corner property adjacent to Deerpath Drive prior to receiving a permit. The Zoning Board of Appeals heard testimony from Mr. Millunchick on Thursday, August 17, 2006 and voted 4-1 to deny the Millunchick's their request.

Mr. Millunchick stated the corner lot provided a burden since the side yard was restricted in use of accessory structures. Mr. Millunchick stated there were various homes in his area that had structures in the side yard, but was informed those structures were built prior to changes in the Zoning Code. Mr. Millunchick stated he wanted to provide a tree house for his children the same that his parents had done for him and added the tree house was not a permanent structure. Trustee Schwartz questioned the height of the posts and Mr. Millunchick added the posts could support plant hangers or flags. The front posts would be the same as the railing that was to be installed. President Byrne and Trustee Marquardt concurred they were not against tree houses, but were against the tree houses location in the side yard fronting Deerpath Dr. Mr. Millunchick stated he had a signed petition by his neighbors in favor of the tree house. Trustee Koch stated for clarification that Mr. Millunchick did not meet the 3 criterias for a variance as required by State statutes. Trustee Schultz commended Mr. Millunchick for proceeding with the request for the variances, but he could not support the request and recommended a compromise. Motion by Trustee Koch, second by Trustee Schultz to approve request for an "after-the-fact" zoning variance for the property located at 1 Greenvale Road for the purpose of allowing a tree house in the street-side yard. Roll call vote:

AYES: 0-None

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

ABSENT: 0-None

Motion failed.

Motion by Trustee Schulz to approve the request for an "after-the-fact" zoning variance for the property located at 1 Greenvale Road for the purpose of allowing a tree house in the street-side yard for 2 years from 10/01/06 thru 9/30/08. Motion failed due to the lack of a second.

3. **CONSIDERATION OF A REQUEST FROM OPUS NORTH FOR A VARIANCE FROM CHAPTER 5, ARTICLE III, SECTION 5-59(H) OF THE VILLAGE'S CODE OF ORDINANCES THAT REQUIRES ATTACHED, SINGLE-FAMILY RESIDENTIAL TOWNHOUSES TO BE PROVIDED WITH AN NFPA APPROVED "13R" FIRE SUPPRESSION SYSTEM. THE PETITIONER IS REQUESTING RELIEF FROM THE FIRE DEPARTMENT CONNECTION REQUIREMENT.**

Building Commissioner Gerth stated Opus North and Edward James Homes, the developer and contractor of the TIF Port Clinton Place residential component, had submitted a request for variance from the Village's recently adopted townhome fire sprinkler ordinance. The ordinance required developers of townhouse complex's to install an NFPA approved "13R" fire sprinkler system. Opus North and Edward James Homes proposed to install an approved "13R" system minus the required fire department connection (FDC). The FDC would allow fire department personnel during fire fighting activities to connect a pressurized water supply into a burning buildings fire sprinkler system if the buildings well or municipal water service began to lose pressure. The loss of water pressure was more likely in rural areas and when fires occur in large buildings. The ability for fire personnel to maintain prescribed water pressure within the buildings fire sprinkler system was critical for optimum coverage.

The Village required each unit in townhouse buildings to be separated from each other with a two-hour rated firewall. The required two-hour firewall separation between the living units, building fire alarms connected to central dispatch, audible and visual alarms provided with each unit, the minimal response time for fire personal to arrive on-site during an emergency, and the stable water pressure achieved within the Lake County system; Opus North and Edward James Homes proposed to install a separate water service from the LCPW water main into each unit directly in lieu of supplying a larger, single fire sprinkler system service and FDC for an entire building. This design treated each unit as a separate building, which allowed each property owner maintenance and service control of their respective sprinkler systems. The Lincolnshire/Riverwoods Fire Protection District had approved the request. Motion by Trustee Williams, second by Trustee Schultz to approve a request from Opus North for a variance from Chapter 5, Art. III, Sec.5-59(h) of the Village's Code of Ordinances that requires attached, single-family residential townhouses to be provided with an NFPA approved "13R" fire suppression system as presented. Roll call vote:

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

NAYS: 0-None

ABSENT: 0-None

Motion declared carried.

4. **CONSIDERATION OF AN ELEVATION CHANGE TO A PORTION OF THE NORTH AND WEST SIDE OF THE WESTFIELD – HAWTHORN SHOPPING CENTER FOR THE NEW MCCARTHY'S RESTAURANT (FORMALLY JOHN'S GARAGE).**

Building Commissioner Gerth stated representatives of JMH Architects and the owners Mr. and Mrs. Dave Clark were present for consideration of their plans to remodel the existing Westfield-Hawthorn John's Garage into McCarthy's Restaurant. The project included extensive interior and exterior remodeling and the landscaping plans had not been provided to date.

The new exterior would consist of a tower element to define the main entrance. Materials included brick cladding, EFIS, and bronze anodized aluminum. Wall-mounted, gooseneck-type light fixtures

and a fabric awning were planned for the storefront. Two 25 square foot building-mounted signs were proposed for the tower, one on each elevation. The signs would be constructed of a high-density urethane. The existing raised wood deck was to be replaced with a ground level colored concrete patio for outdoor dining. The patio would be enclosed with a black metal decorative railing, brick piers that match the proposed brick at the building and decorative lights mounted on poles. No variances were required for this project at the present time. The architect requested if the permit could be issued prior to final approval and was informed they would have to wait. Motion by Trustee Williams, second by Trustee Schultz to direct staff to prepare the necessary documents for final approval. Roll call vote:

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

NAYS: 0-None

ABSENT: 0-None

Motion declared carried.

5. COLLEGE OF LAKE COUNTY – SOUTH LAKE CAMPUS – PROPOSED AMENDMENT OF APPROVED SITE AND LANDSCAPING PLANS.

Assistant Manager Kalmar stated representatives from CLC were in attendance to present their plans to amend the approved site and landscaping plans. CLC requested approval to eliminate and relocate the parking lot area outside the west entrance to the new classroom building. Also proposed was to create a pedestrian area by adding a landscaped plaza area with walkways leading to the entrances to the building and create a more formalized entrance to the new classroom building. This would redesign of the parking lot area with 60 less parking spaces, which would be relocated to the existing parking lot located west of the existing classroom building and be rehabilitated with new curbs, pavement, striping and perimeter landscaping. The proposed plan would create a campus feeling and help soften the overall appearance of the building. CLC would like to complete the project prior to the cold weather. Motion by Trustee Koch, second by Trustee Hebda to direct the staff to prepare the necessary ordinance amending Ordinance 2005-18; subject to review and approval of the plans prepared by Village Engineer and Landscape Architect; and prior to commencement of said work and compliance with previously approved conditions. Roll call vote:

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

NAYS: 0-None

ABSENT: 0-None

Motion declared carried.

6. PRECISION RESOURCE – CONCEPT PLAN PRESENTATION OF EXPANSION PLANS FOR PROPERTY LOCATED AT 700 HICKORY HILL IN CORPORATE WOODS.

Assistant Manager Kalmar stated representatives from Precision Resource and Gillespie Design Group were present for consideration of their plans and requested direction for expansion of the existing building located at 700 Hickory Hill. Precision Resource was currently located north of the proposed site at 601 Corporate Woods Parkway. Precision Resource had the option to purchase the 700 Hickory Hill property and building, which was formerly occupied by Monnex International. The existing office/warehouse building was approximately 30,000 sq. ft. and was owned by Van Vlissingen. Precision Resource proposed to purchase the building and construct a 77,500 sq. ft. addition to the west side of the existing building. Parking would be increased to meet current and future parking needs and would meet the ordinance requirements. The architecture of the addition would be consistent with the existing building. The landscaping plans would be developed to provide screening along the Hickory Hills frontage. Motion by Trustee Schultz, second by Trustee Marquardt to allow Precision Resource to begin technical review and upon completion, return before the Board to amend Ordinance 2000-42 for the final approvals. Roll call vote:

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

NAYS: 0-None

ABSENT: 0-None

Motion declared carried.

7. AMERICAN HOTEL REGISTER – PRESENTATION OF CONCEPT PLAN OF AMERICAN CORPORATE CENTER.

Assistant Manager Kalmar stated representatives from American Hotel Register (AHR) were present for consideration of their concept plans for the future expansion and redevelopment of the American Hotel Register property. AHR proposed to amend their approved site plan to allow two eight-story buildings, one ten-story building and one 3-story building. Also proposed was a 4-6 story parking garage, which would allow up to 4,000 parking spaces to serve the 3 larger office buildings at the northwest corner of the site. The parking decks would be constructed in phases with each phase being assigned to a specific building as needed. The three buildings would share the Amenities Center that would contain cafeteria, work out facilities, conference rooms, etc. AHR also proposed to construct a 70,400 sq. ft. retail space at the southeast corner of the property, adjacent to Milwaukee Avenue. The site would be renamed the American Corporate Center.

The Village, in 1998, granted preliminary approval and a special use permit approval to allow 2 eight-story buildings on the property, but no final approvals were granted. The plan required approval by Planning and Zoning Commission and Village Board. The FAA has given AHR formal approval for the 3 larger buildings. The high school was notified effective next school year; they would be unable to use the space that had been leased to them for the past six years.

The amount of traffic generated by this development would be a major concern. IDOT had approved the traffic signal the entrance on Milwaukee Ave. and staff recommended the completion of a four-way intersection to prepare for future development on the east side of Milwaukee Ave. The American Way on the west would need to be integrated into the site development for access to Lakeview Parkway. A traffic study would be required of AHR to address these concerns. Dan Guggenheim of AHR stated an agreement was approved to provide public transportation from the Metra station to several businesses in the area. AHR requested marketing signage for the center. Trustee Schultz stated with the build out of this project the potential for four traffic signalization intersections could be needed. Mr. Guggenheim stated the project would be developed over a 5-10 year period of time. Trustee Schultz inquired where the name Virginia's Garden came from and was informed the prairie garden area had been named after the Lacey brothers' mother. The Committee of the Whole directed AHR to begin the technical review process with staff.

8. VHAC FOOTBALL FIELD LIGHTING CONSTRUCTION COST AND SCHEDULE.

Public Works Director Laudenslager presented the cost for the lights for the two VHAC football field were estimated at \$148,000-\$160,000; which was approximately \$80,000 over the budgeted amount of \$80,000. The light pole heights had been approved by the FAA in August 2006. Mr. Laudenslager stated light fixture proposals had been received from Musco Lighting, who had installed the lighting at the baseball fields and Recreation Concepts, who used Pro Sports Lighting. Quotes had been received to unload, drill and install the bases, poles and place duct work from the new to the existing places from Benson Electric and JF Edwards. Staff proposed to use Umdenstock to pull wiring, make connections, test and energize the light systems. Village staff would purchase the wire and electrical materials. The cost of copper wire had increased considerably since the project was first budgeted as well as the cost of transportation of product.

Staff was to confirm with School Dist. 103 on the lease agreement. Mr. Laudenslager stated if the Village went ahead and purchased the poles for \$100,000, they would arrive in December and would

have to be installed; otherwise, the storage of the poles would be problematic. The lights would be needed for next spring events at the VHAC. Staff was directed to research further on the project and report back at the October 3rd meeting.

9. **ADJOURNMENT.**

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

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

NAYS: 0-None

ABSENT: 0-None

Motion declared carried.

Meeting adjourned at 9:30 p.m.

Linda Pelletier, Deputy Village Clerk

Roger L. Byrne, Village President