

**MINUTES
COMMITTEE OF THE WHOLE MEETING
VILLAGE OF VERNON HILLS
MARCH 21, 2018**

President Byrne called the meeting to order at 9:01p.m.

IN ATTENDANCE: President Byrne and Trustees Takaoka, Hebda, Marquardt, Oppenheim, and Schultz. Trustee Koch was absent. A quorum was established.

Also present were: Interim Village Manager Fleischhauer, Assistant Village Manager Carey, Building Commissioner Atkinson, Chief Kreis, Public Works Director Brown, Finance Director Larson, Assistant to the Finance Director Bourdeau, Attorney Hunt, and Recording Secretary Fishbach.

1. APPROVAL OF COMMITTEE OF THE WHOLE MEETING MINUTES OF MARCH 6, 2018

Motion by Trustee Marquardt, second by Trustee Schultz, to approve Committee of the Whole Minutes for the March 6, 2018 meeting.

Roll call vote:

AYES: 5 – Oppenheim, Takaoka, Hebda, Schultz, Marquardt

NAYS: 0 - None

ABSENT AND NOT VOTING: 1 - Koch

Motion carried.

2. APPROVAL OF SPECIAL COMMITTEE OF THE WHOLE MEETING MINUTES OF MARCH 13, 2018

Motion by Trustee Schultz, second by Trustee Marquardt, to approve the Special Committee of the Whole Minutes for the March 13, 2018 meeting.

Roll call vote:

AYES: 5 – Oppenheim, Takaoka, Hebda, Schultz, Marquardt

NAYS: 0 - None

ABSENT AND NOT VOTING: 1 - Koch

Motion carried.

3. GOLF COURSE BUDGET PRESENTATION

Golf Course Budget (P. 279-284) - Please note that the information in the packet was modified by Kemper after the distribution of the original proposed budget documents. An updated electronic copy of this budget has been included in the packet. **The proposed expenditures in the Golf Course Budget are now \$434,446 which is an increase of \$16,346 or 4.0% more than the current year budget.** Proposed revenues are projected to be \$415,283, which is a projected decrease of \$6,717, or 1.6% less than the prior year budget. This budget projects a deficit of \$19,163. Kemper predicts that the current year budget will miss projections by approximately \$57,000. In an effort to increase revenue in the coming year, Kemper has proposed focusing on annual pass sales, rate integrity, adjusting beer prices and setting a goal for 1,500 rounds of golf over prior year. As the Board may recall, capital items for the Golf Course were previously discussed as part of the Village's Capital Fund budget, which included \$35,000 for asphalt repairs and seal-coating and \$10,000 for perimeter fencing repairs. Greg Roberts, General Manager, and Dean Lytton, Regional Operations Executive, Kemper Sports, appeared before the COW to discuss the budget presentation and answer questions.

Motion by Trustee Schultz, second by Trustee Takaoka, to approve the Golf Course Budget in the amount of **\$434,446** as presented by FD Larson.

Roll call vote:

Roll call vote:

AYES: 5 – Oppenheim, Takaoka, Hebda, Schultz, Marquardt

NAYS: 0 - None

ABSENT AND NOT VOTING: 1 - Koch

Motion carried.

4. REQUEST FANTASY AMUSEMENT COMPANY, TO OPERATE AN OUTDOOR SPECIAL EVENT AT HAWTHORN MALL, 122 HAWTHORN CENTER

Sandy Rostein, representing Fantasy Amusement Company on behalf of Hawthorn Mall, appeared before the Committee of the Whole to request approval of an outdoor special event. The event would take place from Thursday, May 31 through Sunday, June 3, 2018.

As in past years, the carnival would be staged on the Sears parking lot located at the north/west corner of Milwaukee Avenue and the access drive next to Denny's. Customer parking would be provided to the north and west. Barricades would be provided to separate participants from vehicular traffic. The carnival would include adult and children's rides along with games and food. A license would be obtained from the Lake County Health Department in accordance with their requirements. The hours of operation would be: Thursday 6:00 pm – 10:00 pm; Friday 6:00 pm – 11:00 pm; Saturday 2:00 pm – 11:00 pm; and Sunday 2:00 pm – 10:00 pm.

Section 13.7.6 of the Zoning Code authorizes the Village Board to approve outdoor uses within the B-1, General Business District.

If the Board feels that the temporary use is appropriate, staff should be directed to prepare a resolution approving the special event subject to the following conditions:

1. The special event will take place from Thursday, May 31 through Sunday, June 3, 2018.
2. The permitted hours of operation shall be: Thursday 6:00 pm – 10:00 pm; Friday 6:00 pm – 11:00 pm; Saturday 2:00 pm – 11:00 pm; and Sunday 2:00 pm – 10:00 pm.
3. The Village reserves the right to close off portions of Ring Road for the purpose of creating a pedestrian crossing.
4. Fantasy Amusement Company is required to submit a list of all employees working at the carnival to the Vernon Hills Police Department at least seven (7) days in advance of the event.
5. Fantasy Amusement Company is required to hire two (2) off duty Vernon Hills' police officers to be on site during the operating hours of the carnival. Fantasy Amusement Company shall be responsible to pay the cost of the officers at a rate determined by the Village.
6. Compliance with the application and site plan dated February 12, 2018.
7. Garbage receptacles shall be provided and the general vicinity shall be cleaned immediately following each day of the event.

Motion by Trustee Schultz, second by Trustee Marquardt, to direct staff to prepare a resolution approving the special event subject to the above conditions.

Roll call vote:

AYES: 5 – Oppenheim, Takaoka, Hebda, Schultz, Marquardt

NAYS: 0 - None

ABSENT AND NOT VOTING: 1 - Koch

Motion carried.

5. PUROHIT ARCHITECTS– CONCEPT PRESENTATION FOR A DUNKIN DONUTS WITH CERTAIN IMPROVEMENTS OF THE MCALISTER’S DELI PROPERTY – 99 TOWNLINE ROAD (AVM CAREY)

Representatives from Purohit Architects appeared before the COW to present their concept plans for a drive-thru Dunkin Donuts along with certain improvements at the property located at 99 Townline Road. As you may recall, in 2016 the Village Board approved a McAlister’s Deli with a pick-up only drive-thru lane at this location.

Dunkin Donuts is proposing to occupy 1,756 square feet at the southernmost end of the McAlister’s Deli building. Dunkin Donuts also intends to construct a 375 square foot addition on the existing outdoor dining area to accommodate a drive-thru window. Dunkin Donuts would operate between 5:00 a.m. to 7:00 p.m. with peak time being the morning hours. Of note, McAlister’s Deli hours are 10:30 a.m. to 9:00 p.m.

The site plan identifies traffic entering the drive-thru lane from the east, traveling north and back east along the south building elevation. From the menu board, there are a total of 5 stacking spaces and a total of 9 spaces from the drive-thru window.

The proposed drive-thru results in the loss of 5 parking spaces for a total of 105 parking spaces. The site plan proposes relocating the Phillip Road entrance to the southeast corner of the property. This would alleviate drive-thru traffic from conflicting with the Victory Centre parking but may cause a further reduction in parking spaces.

In light of the proposed Kindergarten Center addition, the Committee may wish to consider restricting vehicle access from Phillip Road to a right-turn only or keeping the location of the Phillip Road access at its current location.

Dunkin Donuts proposes 10 seats and 10 employees which require a total of 10 parking spaces. **No parking variation is required.** For the entire property, parking requirements for the proposed uses include:

1. McAlister’s Deli – 82 required spaces based on 127 seats (one space for every two seats) and the requirement of one space for every 2 employees at the restaurant (maximum employee count of 35).
2. Dunkin Donuts – 10 required spaces based on 10 seats (one space for every two seats) and the requirement of one space for every 2 employees at the restaurant (maximum employee count of 10).

The COW felt the proposed restaurant with a special use is appropriate, Purohit Architects was directed to begin technical review with the staff. Once completed, Purohit Architects will appear before the Planning & Zoning Commission in a public hearing for consideration of the revised site and building elevations along with any variations.

6. ADJOURNMENT

Motion by Trustee Hebda, second by Trustee Marquardt, to adjourn the Committee of the Whole.

Roll call vote:

AYES: 5 – Oppenheim, Takaoka, Hebda, Schultz, Marquardt

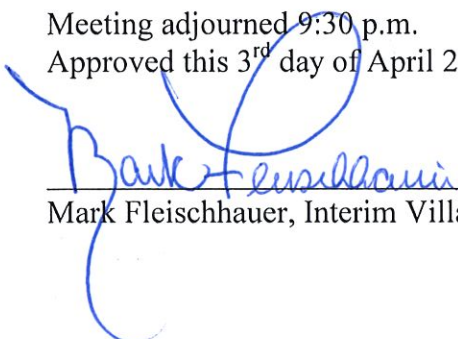
NAYS: 0 - None

ABSENT AND NOT VOTING: 1 - Koch

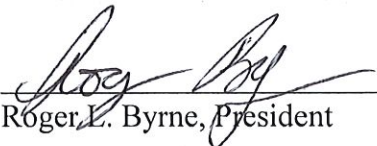
Motion carried.

Meeting adjourned 9:30 p.m.

Approved this 3rd day of April 2018



Mark Fleischhauer, Interim Village Manager



Roger L. Byrne, President