

**MINUTES
COMMITTEE OF THE WHOLE MEETING
VILLAGE OF VERNON HILLS
JUNE 5, 2018**

President Byrne called the meeting to order at 7:39 p.m.

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

Also present were: Village Manager Fleischhauer, Assistant Village Manager Carey, Building Commissioner Atkinson, Commander Williams, Public Works Director Brown, Assistant to the Finance Director Bourdeau, Nathan Gaskill, Lauterbach & Amen, Attorney Hunt, and Recording Secretary DeAnda.

1. APPROVAL OF COMMITTEE OF THE WHOLE MEETING MINUTES OF MAY 15, 2018

Motion by Trustee Hebda, second by Trustee Koch, to approve Committee of the Whole Minutes for the May 15, 2018 meeting.

Roll call vote:

AYES: 6 – Koch, Oppenheim, Hebda, Schultz, Marquardt, Takaoka

NAYS: 0 - None

ABSENT AND NOT VOTING: 0 - None

Motion carried.

2. HAWTHORN DISTRICT 73 –REQUEST FOR A TWO –YEAR EXTENSION FOR TEMPORARY CLASSROOM STRUCTURE LOCATED AT THE HAWTHORN SOUTH ELEMENTARY CAMPUS, 600 ASPEN DRIVE (AVM CAREY)

Superintendent Nick Brown, Finance Director Abe Singh, and District 73 Board members Sonali Patil and Matt Jacobs appeared before the COW to request an extension for the placement of a temporary classroom structure adjacent to Hawthorn Elementary South. The structure is known as a modular classroom and consists of two trailers designed for classroom activities. The trailers would be used for the next two school years (2018-2019 and 2019-2020).

Ordinance 2016-030 amended the site plan for Hawthorn Elementary South to allow the temporary classroom structures for a period of two school years. District 73 continues to deliberate on whether to construct a Kindergarten Center adjacent to the Sullivan Center or if additional capital improvements are required.

A site plan was included in the packet.

There was a discussion of District 73's educational facilities master plan, which currently include renovation of the two existing campuses and addition of the Sullivan Center Kindergarten Center expansion. Superintendent Brown explained they have been hosting community meetings to determine priorities as the school board refines the proposal that will be before voters in a November referendum.

Motion by Trustee Koch, second by Trustee Schultz, to direct staff to prepare the necessary Ordinance amending Ordinance 2016-030 to allow the trailers to be used for the next two school years (2018-2019 and 2019-2020).

Trustee Hebda recommended that District 73 put out a press release to share information with all residents. Her further expectation is that District 73 shares its commitment to construct the building with the Park District.

Roll call vote:

AYES: 6 – Koch, Oppenheim, Hebda, Schultz, Marquardt, Takaoka

NAYS: 0 - None

ABSENT AND NOT VOTING: 0 - None

Motion carried.

3. CONCEPT PRESENTATION – REDEVELOP THE FORMER AMC MOVIE THEATRE AND CONSTRUCT A SPA AND DAYCARE FACILITY (ACM CAREY)

AVM Carey stated Mitch Goltz, GW Properties, is proposing to redevelop the former AMC Movie Theatre property within the Kerasota subdivision in the Continental Executive Park. The petitioner will also develop an existing outlot for a restaurant use but this will take place separately from the AMC redevelopment. GW Properties intends to subdivide the AMC consisting of the following:

Gardner School

GW Properties is proposing to create an outlot for The Gardner School at the northeast corner of the AMC lot adjacent to the entrance magazine for Jason’s Deli. The proposed building would be 16,333 square feet with a playground of 8,390 square feet. A total of 14 classrooms is proposed with 30 teachers and maximum enrollment of 190 children.

In the Continental Executive Park, daycare is a special use and is required to have two (2) parking spaces per 1,000 square feet of floor area, which requires the Gardner School to provide 33 parking spaces. A typical Gardner School provides for 55 parking spaces and operates between 6:30 a.m. to 6:30 p.m. Monday through Friday.

Trustee Hebda asked about their demographics. A representative from Gardner School stated they have done the research and determined from the daytime population, there was a need in the area. He further stated there are 20 locations with the highest utilization rates of any provider in the US.

Vernon Hills Spa

The existing AMC Movie Theatre would be redeveloped as Vernon Hills Spa. ITB Development LLC will develop the site as a spa that provides a wide variety of services including sauna rooms, massages, pools and hot tubs along with dining services with hours from 6am to 2am. Vernon Hills Spa would take up the entire 37,505 square foot building and would include an indoor pool and restaurant (for patrons only). A day spa is a permitted use in the Continental Executive Park and no specific restrictions over hours of operation are within the Village’s Municipal Code. Sunny Ju and Jae Sohn, representing the Vernon Hills Spa, appeared before the COW to answer questions.

The results of a poll of the COW were:

	<u>Gardner School</u>	<u>Vernon Hills Spa</u>
Schultz -	yes	yes
Takaoka -	yes	yes
Hebda -	yes with reservations	yes
Marquardt -	no	yes
Oppenheim -	yes	yes
Koch -	yes	yes
Byrne -	yes	yes

Attorney Hunt advised the petitioners this was a concept presentation and not binding on the Village Board.

4. GW PROPERTIES– CONCEPT PRESENTATION FOR A RAISING CANE’S RESTAURANT WITH CERTAIN IMPROVEMENTS OF THE FORMER PNC BANK PROPERTY – 99 PHILLIP ROAD AND TO REZONE THE PROPERTY FROM OR&D (OFFICE RESEARCH & DEVELOPMENT) TO B-1 (GENERAL BUSINESS)(AVM CAREY)

Mitch Goltz from GW Properties appeared before the COW to present his concept plans for Raising Cane’s along with certain improvements at the property located at 99 Phillip Road. Raising Cane’s is a fast casual chicken tender restaurant similar to a Chick Fil-A, which serves gourmet chicken. Raising Cane’s currently has locations in Naperville and Harwood Heights.

Raising Cane’s proposes to occupy a 3,575 sq ft. building with a single point of access off of Phillip Road (the existing site contains 2 entry points). The property is zoned OR&D that prohibits such a use. McAlister’s Deli was also rezoned from OR&D to B-1.

The proposed drive-thru is located on the north and eastern building elevation. Traffic will enter the drive thru lane from the south and travel along the eastern building elevation. A total of 12 stacking spaces is proposed for the drive-thru, which is greater than other drive-thrus in the Village.

Raising Cane’s proposes to have a total of 80 seats with an employee count of 12 at any given time. Due to the Village’s parking requirements, a total of 46 spaces would be required for a restaurant use. A total of 70 parking spaces is proposed.

Raising Cane’s intends to construct the exterior of the building with brick and stucco. The masonry ordinance will apply to this building and a variation will be required.

President Byrne expressed he was not in favor of a Raising Cane’s in a site zoned ORD.

The result of a poll of the COW was affirmative.

Attorney Hunt advised the petitioners this was a concept presentation and not binding on the Village Board. The site would require a zoning change and special use permit for the drive thru.

5. ADJOURNMENT

Motion by Trustee Koch, second by Trustee Schultz, to adjourn the Committee of the Whole.

Roll call vote:

AYES: 6 – Oppenheim, Hebda, Schultz, Marquardt, Koch, Takaoka

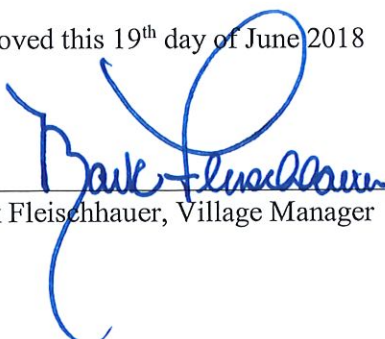
NAYS: 0 - None

ABSENT AND NOT VOTING: 0 - None

Motion carried.

Meeting adjourned 8:44p.m.

Approved this 19th day of June 2018



Mark Fleischhauer, Village Manager



Roger Byrne, Village President