

**MINUTES
COMMITTEE OF THE WHOLE MEETING
VILLAGE OF VERNON HILLS
JANUARY 19, 2016**

President Byrne called the meeting to order at 7:23pm.

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

Also present were: Village Manager Kalmar, Assistant Village Manager Carey, Building Commissioner Atkinson, Chief Fleischhauer, Finance Director Larson, Public Works Director Brown, Village Attorney Kenny, and Recording Secretary DeAnda

1. APPROVAL OF COMMITTEE OF THE WHOLE MEETING MINUTES OF JANUARY 5, 2016

Motion by Trustee Marquardt, second by Trustee Koch, to approve the January 5, 2016 Committee of the Whole meeting minutes.

Roll call vote:

AYES: 4 – Koch, Marquardt, Grieb, Williams

NAYS: 0 – None

ABSTAIN: 1 - Schultz

ABSENT AND NOT VOTING: 1 - Hebda

Motion carried.

2. REQUEST FOR AN OUTDOOR DINING AND SEATING ESTABLISHMENT PERMIT FOR UNCLE JULIO'S 850 NORTH MILWAUKEE AVENUE, #100 (BC Atkinson)

Building Commissioner Atkinson stated representatives of Uncle Julio's have submitted an application for an Outdoor Dining and Seating Establishment permit for their restaurant located at the north/west corner of Townline Road and Milwaukee Avenue (the former Mickey Weiss and 5/3 Bank Building). Scott Brown, Director of Operations, appeared before the COW to answer any questions.

A total of twenty four (24) tables with a seating capacity of ninety five (95) customers are proposed on two dining terraces. Eight (8) tables will be arranged on the outdoor dining terrace in front of the restaurant (along Townline Road frontage); and sixteen (16) tables will be located on the covered terrace to the side (along Ring Road frontage). A decorative black fence will be located around the perimeter of each dining area along with a self closing – self latching gate. Each of the dining terraces was previously approved by the Board as part of the overall renovation of the building and site.

The application and plans along with pictures of the proposed furniture were attached to the packet.

In 2000, the Village Board approved Ordinance 2000-61 that outlines the permitting requirements and operating standards for all outdoor establishments. As this is the applicant's initial request, the Village Board has authority to consider the application.

Motion by Trustee Schultz, second by Trustee Grieb, to direct staff to prepare a Resolution approving the request for an outdoor dining and seating establishment permit for Uncle Julio's subject to the following conditions:

1. Compliance with the requirements described in the Village of Vernon Hills Code of Ordinances, Chapter 10, Article VI.
2. Compliance with the application and plan dated November 2, 2015.
3. The fence around each dining area shall be accessed only by a gate that is self closing and self latching.

Roll call vote:

AYES: 5 – Koch, Marquardt, Grieb, Williams, Schultz

NAYS: 0 – None

ABSENT AND NOT VOTING: 1 - Hebda

Motion carried.

3. CHABBAD OF VERNON HILLS – CONCEPT PRESENTATION FOR A PROPOSED HOUSE OF WORSHIP TO BE LOCATED AT 204 U.S. HIGHWAY 45 – FORMER JL OIL BUILDING (AVM Carey)

Assistant Village Manager Carey introduced Carey Goldberg representing Chabbad of Vernon Hills who appeared before the COW to present their concept plans for a house of worship at 204 U.S. Highway 45. The Chabbad of Vernon Hills is interested in relocating from the Montessori and Music Center at 1200 S. Lake Street in Mundelein. The property is zoned B-1, General Business.

The subject property is the former J.L. Oil Company and is located on the north side of Route 45, adjacent to the Mobil Gas Station and across from Village Hall. This building is approximately 15,000 square feet of which approximately 6,000 square feet of the building are currently leased to a dental storage facility that will continue to operate from this property. The house of worship is proposing to occupy 8,000 square feet of space on two floors and would provide religious services to 20 families with seating for up to 55 individuals. These services are proposed to take place on Saturdays on the second floor of the building. The Chabbad of Vernon Hills does not plan to expand their congregation and believes the existing space will be sufficient for their needs.

In addition to religious services, classes are proposed to be provided for both adults and children. Up to 40 children would be taught on Sunday and up to 20 adults would be taught during the week. These classes would take place on the first floor of the building. Due to the number of children being proposed to attend classes, staff has expressed concerns that the amount of seating for Saturday service will not be sufficient. No daycare is planned.

There are a total of 38 parking spaces on the property. Parking for places of worship requires 1 parking space per 3 seats which results in Chabbad of Vernon Hills needing 19 parking spaces based on the 55 seats being proposed. It should be noted that additional parking spaces for Saturday service may be needed if the congregation grows. Pursuant to the Zoning Ordinance, the existing warehouse use requires 30 parking spaces which will require the Chabbad of Vernon Hills to seek a parking variation for 11 parking spaces. However, the existing use does not utilize the existing parking spaces and the hours of operation should not conflict with each other.

Chabbad of Vernon Hills intends to remodel the interior of the building but does not plan to make any exterior modifications. In the future, they intend to install a single tenant monument sign on the property. However, no signage is currently being proposed as part of the request for a Special Use Permit.

The COW was concerned that life safety issues were addressed.

Attorney Kenny advised the petitioner this was concept review and non-binding on the Village Board.

President Byrne polled the COW to direct Chabbad of Vernon Hills to appear before the Planning & Zoning Commission for a public hearing and consideration of a special use permit with related variations. The COW unanimously concurred.

4. MCALISTER'S DELI RESTAURANT - CONCEPT PRESENTATION FOR A PROPOSED RESTAURANT WITH CERTAIN IMPROVEMENTS OF THE FORMER FAMOUS DAVE'S PROPERTY – 99 TOWNLINE ROAD AND TO REZONE THE PROPERTY FROM OR&D (OFFICE RESEARCH & DEVELOPMENT) TO B-1 (GENERAL BUSINESS) (AVM Carey)

Assistant Village Manager Carey introduced representatives from Purohit Architects who appeared before the COW to present their concept plans for a McAlister's Deli along with certain improvements at the property located at 99 Townline Road. McAlister's Deli is fast casual restaurant similar to a Potbelly's or Jason's Deli which serves gourmet sandwiches. McAlister's Deli currently has locations in Geneva and Naperville.

McAlister's Deli proposes to occupy 4,150 square feet of space in the building. The remaining 2,250 square feet of space would be available for a second (to be determined) tenant on the southern building elevation. The proposal calls for façade improvements, a resurfaced parking lot and a drive-thru lane.

While the property has historically been a location for a restaurant use, the property is zoned OR&D which prohibits such a use. Famous Dave's was considered a legal non-conforming use. However, due to the prolonged vacancy of the property, restaurant uses are no longer grandfathered onto the property. In order to permit a restaurant use, the property must be rezoned. Staff recommends rezoning the property to a B-1 zoned district to provide the greatest flexibility for commercial use at this location. Due to the proposed drive-thru lane, a special use is also required.

The proposed drive-thru is located on the north and western building elevations and will be utilized by McAlister's for pick-up orders only. Traffic will enter the drive thru lane from the north and travel along the western building elevation. A total of 7 stacking spaces are proposed for the drive-thru which is consistent with other drive-thrus in the Village. No drive-thru menu board is being considered since the time needed for meal preparation does not lend itself to drive-thru traffic. Jason's Deli also utilizes a drive-thru lane for pick up orders for similar reasons.

McAlister's Deli proposes to have a total of 127 seats with an employee count of 35. Due to the Village's parking requirements, a total of 82 spaces would be required for a restaurant use. 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. Retail – 2,250 square feet/200sq ft = 12 spaces required.

The existing parking lot has a total of 110 parking spaces which will accommodate both tenants. The parking lot is proposed to be repaired and resurfaced as part of the proposed development. Signage is proposed on the north elevation of the building for both McAlister's and the future tenant. A multi-tenant monument sign is also being requested which will require a sign variation. Dimensions for the proposed signs have not been provided at this time.

McAlister's Deli intends to remodel the exterior of the building with stone, brick modulares and green and white EFIS. The masonry ordinance only applies to new construction; not existing buildings.

The COW encouraged the petitioner to consider a breakfast menu.

Attorney Kenny advised the petitioner this was concept review and non-binding on the Village Board.

The COW directed Purohit Architects to begin technical review with the staff. Once completed, Purohit Architects should appear before the Planning & Zoning Commission in a public hearing for consideration of the rezoning, revised site and building elevations along with any variations.

5. ELECTRONIC MESSAGE BOARD SIGNS (AVM Carey)

Assistant Village Manager Carey stated in 2006, an RFP for the Village Hall electronic messaging sign was issued which resulted in the award to North Shore Sign in the amount of \$38,285. This double sided LED electronic sign currently provides residents and motorists on Route 45 with information about upcoming community events occurring in and around the Village. The sign also provides public service announcements. The Village electronic sign displays are updated remotely through existing equipment and additional sign displays could also be updated remotely. Art Solis, North Shore Sign, appeared before the COW to answer any questions.

With the exception of the changeable letter sign at the Muni Golf Course, the Village Hall electronic message board is the only signage in the community displaying Village news and events. As part of the approval of the Westfield LED electronic sign, a condition of approval allowed the Village to promote special events on the sign. However, the LED signage has not been installed.

The Village has recently been approached by North Shore Sign with a quote (attached) to update the existing sign panels with a new LED panels at the Village Hall. The proposal also recommends moving the current Village Hall sign panels to the Police Department's 754 or 740 building.

Sign Ordinance

For a monument sign, the following regulations would apply:

1. Max size - 50 square feet (signage is not restricted to one side)
2. Max height - 8' (included the base)
3. Minimum setback 10' and not create a site line obstruction at intersection of drive aisles & street
4. Sign base is required to be of masonry brick, stone or decorative concrete
5. Landscaping is required at the base of the sign

The proposed signs comply with these regulations. Any additional signage will also be required to meet our sign regulations. While no money is currently budgeted for these electronic messaging signs, the quote can serve as a benchmark for inclusion in next year's budget.

The costs associated with each sign are below. It should be noted that any new electrical or data connections would be the responsibility of the Village and are not factored into the proposed quotes from North Shore Signs. By Village Code, masonry, stone, or brick will be required to be provided. Staff estimates the cost between both electrical/data and a masonry/brick base to add an additional \$10,000 in the cost of a sign.

A: Village Hall

- Furnish two new LED electronic displays. The price includes the construction and installation of the new electronic displays at Village Hall. For an additional fee (\$3,733), North Shore will also clean the sign cabinets and redesign the sign panels adjacent to the electronic sign. The location of the sign would match the existing sign location.

Cost (not including additional fee).....\$33,484

B: Police Department

- North Shore Signs proposes to repurpose the existing message displays from Village Hall and construct a new concrete base with steel support and aluminum frame for the messaging board. No location has been determined but an aerial map of the Police Department building is attached. The type and materials of the display would likely increase the cost an additional \$10,000. The current condition of the electronic message signs at Village Hall is unknown but due to their age (10 years), it is likely that new electronic signs would also be required. New LED signs, electrical, stone/brick base and paneling would be approximately \$55,000.

Cost (repurpose existing signage and masonry base).....\$22,455

C: Public Works

- The Village requested a quote for an electronic message sign at the Public Works building. No quote has yet been received but based on the costs provided above, approximately \$55,000. Architectural renderings have been provided.

D: Alternative Locations

- The COW may also wish to consider alternative locations in addition to the ones proposed above. Greggs Parkway adjacent to Lakeview or adjacent to the White Deer Run golf course are two locations in the north area of the Village that would be possible locations for signage. It would be important to have discussions with the HOA on any proposed location.
- With the forthcoming Melody Farm development, staff could seek opportunities to incorporate Village related signage on either Milwaukee Avenue or Townline Road since both roadways do not currently have signage.
- Signage from the Village Hall could be repurposed to be installed at the Muni golf course adjacent to the driving range to replace the changeable letter sign.

Of note is that the Community survey will be asking residents how they receive their Village communication. Results of this survey may assist with verifying the effectiveness of electronic messaging signs in the community.

The COW directed staff to put a place holder in capital improvement/projects budget, conduct more analysis, and develop a plan to phase in signs.

6. ADJOURNMENT

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

Roll call vote:

AYES: 5 – Grieb, Koch, Marquardt, Williams, Schultz

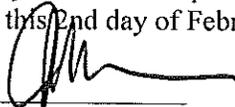
NAYS: 0 - None

ABSENT AND NOT VOTING: 1 - Hebda

Motion carried.

Meeting adjourned at 8:25pm.

Approved this 2nd day of February 2016


John Kalmar, Village Clerk


Roger L. Byrne, President