

**MINUTES
COMMITTEE OF THE WHOLE MEETING
VILLAGE OF VERNON HILLS
OCTOBER 18, 2016**

President Byrne called the meeting to order at 7:32 p.m.

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

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

1. APPROVAL OF SPECIAL COMMITTEE OF THE WHOLE MEETING MINUTES OF OCTOBER 4, 2016

Motion by Trustee Koch, second by Trustee Hebda, to approve the Special Committee of the Whole Minutes for the October 4, 2016 meeting.

Roll call vote:

AYES: 4 – Hebda, Schultz, Koch, Grieb

NAYS: 0 – None

ABSENT AND NOT VOTING: 2 – Marquardt, Williams

Motion carried.

2. REQUEST FROM ASHLEY FURNITURE FOR APPROVAL OF FAÇADE AND LANDSCAPE RENOVATIONS AT 551 NORTH MILWAUKEE AVENUE (FORMERLY TIGER DIRECT) (AVM CAREY)

Assistant Village Manager Carey introduced representatives of Ashley Furniture who appeared before the COW to request approval of facade renovations to their future store front in Marketplace Shopping Center. They will be located in the space formerly occupied by Tiger Direct. The wall behind the new sign would be painted and new windows would be installed in the existing brick recess of the front (south) and side (west) building elevations. The existing fascia and trim would also be painted.

Wall signage is proposed as shown on the elevation drawings. Dimensions have not been provided, however Ashley Furniture has been advised that all signs must fully comply with the Sign Code.

Ashley Furniture is also proposing to update the existing landscaping on their property as well as the adjacent outlot owned by Mid-America Real Estate (who also owns the shopping center). The outlot that contains the detention pond between the building and Milwaukee Avenue, contains approximately 28 trees which provide screening of the building from the roadway. In order to enhance the visibility of the building from Milwaukee Avenue, the petitioner proposes to remove a total of 15 trees (11 of them Ash trees) on the outlot. Mid-America has authorized removal of these trees. A total of 17 trees on the outlot would remain and new low level perennial and deciduous shrubs would be planted including a mixture of grasses and flowers. The tree removals will require an amendment to the previously approved landscape plan for the Marketplace Shopping Center.

A copy of the color drawings showing the proposed elevation changes, proposed landscape plan and tree removal plan was attached to the packet. Additional landscape detail is required and will be subject to the Village's Landscape Technician's approval.

Trustee Hebda stated she liked the landscape plan and asked that Ashley not litter the grounds with signs for mattress or close out sales, etc.

Motion by Trustee Schultz, second by Trustee Hebda, to direct staff to prepare the necessary Ordinances approving the changes subject to the following:

1. Substantial conformance the elevation drawings prepared by Sara E.F. Gensburg Ltd, dated August 31, 2016; and
2. Final review and approval by the Village's Landscape Technician of the revised landscape plans prepared by Manhard Consulting and dated March 30, 2015 for 551 North Milwaukee Avenue and the adjacent outlot.

Roll call vote:

AYES: 4 – Koch, Grieb, Hebda, Schultz

NAYS: 0 – None

ABSENT AND NOT VOTING: 2 – Marquardt, Williams

Motion carried.

3. US HEALTHVEST – CONCEPT PRESENTATION FOR A TEXT AMENDMENT FOR A SPECIAL USE PERMIT FOR A HOSPITAL TO BE LOCATED AT 300 NORTH MILWAUKEE AVENUE, THE FORMER CDW OFFICE BUILDING (AVM CAREY)

Assistant Village Manager Carey introduced representatives from US Healthvest who appeared before the COW to present their concept plans for a psychiatric hospital at 300 North Milwaukee Avenue. A text amendment to allow the hospital as Special Use within the Continental Executive Park would be required.

The property is located at the intersection of Milwaukee Avenue and CDW Way and was formerly occupied by CDW and Allstate Insurance. The building, which is 75,444 sq ft, would be repurposed to create the 100-bed psychiatric hospital. The proposed hospital would provide specialized psychiatric services to children, adolescents, adults and senior adults. The patient's average length of stay would be between 7-10 days. US Healthvest has provided a letter that is attached to your packet which explains its operations and services.

US Healthvest currently operates the Chicago Behavioral Hospital (CBH) in Des Plaines. However, this hospital is at capacity which led to a needs analysis of the surrounding Chicago region. Based on this analysis of the Lake County service area, US Healthvest received a Certificate of Need from the State to locate a psychiatric hospital within the service area of Lake County and Northern Cook County.

The petitioner intends to remodel the interior of the building but does not plan to make any exterior building modifications. Signage will comply with the Village's sign regulations. Copies of the proposed floor plans are included in your packet.

The proposed hospital would be a locked facility and patients would be discharged to a patient's family member or friend and only if transportation is provided. The hospital would operate 24 hours a day, seven days a week and would employ 150 employees over three shifts. The hospital would provide a variety specialized programming including postpartum, veteran care, pain management, senior adult, faith-based, and psychiatric intensive care services.

In addition to the letter from the US Healthvest, there are letters for reference from the City of Des Plaines Police Chief and Fire Chief explaining their relationships with CBH. Staff contacted the Des Plaines Police Department and confirmed that City's existing relationship with the hospital is positive.

Chief Fleischhauer stated he had a lengthy conversation with Des Plaines Chief Kushner and felt that US Healthvest would provide an asset to the community and serve the people in need of behavioral health care.

The COW was favorable to the project.

Attorney Brankin stated this was concept review only and the Village Board reserves the right to change its position or impose conditions as it relates to the project and petitioners were proceeding at their own risk.

4. ADJOURNMENT

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

Roll call vote:

AYES: 4 – Hebda, Schultz, Koch, Grieb

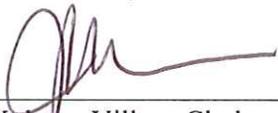
NAYS: 0 - None

ABSENT AND NOT VOTING: 2 – Marquardt, Williams

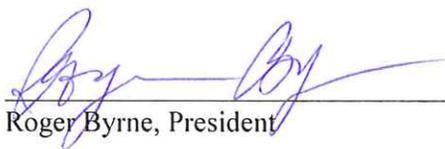
Motion carried.

Meeting adjourned at 8:08 p.m.

Approved this 1st day of November, 2016



John M. Kalmar, Village Clerk



Roger Byrne, President