

**VILLAGE OF VERNON HILLS
MINUTES OF THE COMMITTEE OF THE WHOLE MEETING
OF FEBRUARY 1, 2022**

President Byrne called the meeting to order at 7:22PM

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

Also present were: Village Manager Timony, Assistant Village Manager Petrillo, Director of Community Development Atkinson, Public Works Director Brown, Chief Kreis, Finance Director Flori, Village Attorney Ferolo, and Recording Secretary DeAnda.

**1. APPROVAL OF THE COMMITTEE OF THE WHOLE MEETING MINUTES OF
JANUARY 18, 2022**

Motion by Trustee Marquardt, second by Trustee Koch, to approve the Committee of the Whole meeting minutes of January 18, 2022.

Roll call vote:

AYES: 6 – Marquardt, Forster, Koch, Oppenheim, Schenk, Byrne

NAYS: 0 – None

ABSTAIN – 1 - Takaoka

ABSENT AND NOT VOTING: 0 - None

Motion carried.

**2. JRW PROPERTY HOLDINGS LLC – PRESENTATION OF CONCEPT PLANS FOR A NEW
LIGHT INDUSTRIAL-WAREHOUSE BUILDING LOCATED AT 130 LAKEVIEW PARKWAY**

DCD Atkinson introduced Jim Waldenberg from JRW Property Holdings LLC and Lisa Akins from Cornerstone Architects who appeared before the COW for concept presentation of their plans to develop the vacant property located in Continental Executive Park (CEP). The new light industrial warehouse facility would comply with zoning regulations applicable to CEP. The two-tenant building would be constructed on a speculative basis.

The proposed development includes a 51,591 sq. ft. building located on a 5.66-Acre parcel. The architecture includes insulated pre-cast concrete panels with large glass features at the main entrances. The overall height is 32 feet above grade. The site would feature eight loading docks, two drive-in doors and separate entrances for truck and automobile traffic. Parking requirements applicable to this use requires 2.5 spaces per 1,000 square feet of floor area, or 129 spaces. The proposed number of 86 spaces requires a variation. As part of the technical review process, staff would perform a detailed review of a parking study to confirm adequate parking.

Color elevations of the building along with a site plan were attached to the packet.

The COW directed JRW Property Holdings LLC to begin the technical review process and appear before the Planning and Zoning Commission for consideration of site plan, landscape plan, architectural and plat of subdivision approvals.

Attorney Ferolo advised the petitioner that the COW's concurrence with the concept presentation was non-binding on the Village Board.

Finance Director Flori left the meeting at 7:40PM.

3. VERNON TOWNSHIP ENERGY RESILIENCY COMMISSION

As Village Manager Timony reported at the January 4, 2022 Village Board meeting, the Village has been invited to participate in the Vernon Township Energy Resiliency Commission (VTERC) along with several other Villages, school districts, and other taxing bodies within Vernon Township. Vernon Township Supervisor Altenberg stated the purpose of the VTERC is to explore projects and initiatives that align with the goal of being energy-efficient in government operations and in the community and to work to reduce carbon emissions.

Village Manager Timony and Trustee Forster attended VTERC's first meeting on December 12, 2021 and recently on January 25, 2022. Vernon Township Supervisor Altenberg outlined VTERC's next steps to include each participating agency signing a memorandum of understanding and partnering with Veregy, an energy efficiency consultant selected by the VTERC, to complete feasibility studies to help identify possible energy efficiency projects and opportunities for economies of scale to pursue competitive grant funding. The first step is non-binding and at no cost to the Village. Veregy's presentation from the January 25 meeting was attached for reference and included a complete project timeline and review of project deliverables.

Motion by Trustee Oppenheim, second by Trustee Koch, to direct the Village Manager to execute an MOU with the VTERC/Veregy to commit the Village of Vernon Hills as a participant in the Vernon Township Energy Resiliency Commission in the preliminary feasibility study.

Roll call vote:

AYES: 7 – Marquardt, Forster, Takaoka, Koch, Oppenheim, Schenk, Byrne

NAYS: 0 – None

ABSENT AND NOT VOTING: 0 - None

Motion carried.

4. GREENEST REGION COMPACT

Seema Keshav from Go Green Vernon Hills introduced the Greenest Region Compact (GRC) as a program created by the Metropolitan Mayor's Caucus that provides a framework for municipalities to ensure sustainable communities across the Chicago region. The program includes ten categories that identify initiatives, allows municipalities of any size to participate, and determines which objectives to undertake to make impactful, sustainable actions.

Motion by Trustee Oppenheim, second by Trustee Koch, to direct staff to prepare a resolution to have the Village of Vernon Hills listed as a GRC Community.

Roll call vote:

AYES: 7 – Marquardt, Forster, Takaoka, Koch, Oppenheim, Schenk, Byrne

NAYS: 0 – None

ABSENT AND NOT VOTING: 0 - None

Motion carried

5. ACCOUNTING & FINANCIAL OVERSIGHT SERVICES CONTRACT (LAUTERBACH & AMEN, LLP)

Village Manager Timony stated in 2018 the Village entered into a contract with Lauterbach & Amen, LLP to replace the Village's in-house Finance Department and provide the Village with full accounting and financial oversight services. This included providing for the positions of Finance Director and other supplemental staff as needed to complete the day-to-day finance and accounting functions of the Village. The current annual contract cost for FY 2021-2022 is \$545,052. The contract term is set to expire on March 14, 2022. A copy of the current Lauterbach & Amen, LLP services contract was attached for reference.

The COW's consensus was to direct staff to bring back a contract extension with Lauterbach & Amen, LLP for accounting and financial oversight services.

6. ADJOURNMENT

Motion by Trustee Marquardt, second by Trustee Takaoka, to adjourn the Committee of the Whole meeting and move into Executive Session to discuss Appointment or Employment of a Specific Employee or Employees of the Village-[sec 2(c)(1)]; Collective Bargaining-[sec 2(c)(2)]; and Approval of Minutes-[sec 2(c)(21)] pursuant the Open Meetings Act.

Roll call vote:

AYES: 7 – Forster, Marquardt, Takaoka, Koch, Oppenheim, Schenk, Byrne

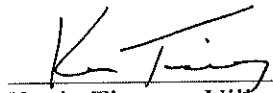
NAYS: 0 – None

ABSENT AND NOT VOTING: 0 - None

Motion carried.

Meeting adjourned at 8:51PM.

Approved this 15th day of February 2022.



Kevin Timony, Village Manager



Thom Koch Jr., Village President Pro Tem