MINUTES OF THE REGULAR MEETING OF THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF VERNON HILLS, LAKE COUNTY, IL HELD FEBRUARY 17, 2026 7:00 PM

I. President Koch called the meeting to order at 7:01 pm.

II. Roll call indicated the following Board Members present: Trustees Marquardt, Forster, Schenk, Oppenheim, Lundeen, and President Koch. Trustee Takaoka was absent. A quorum was established.

Also, present were: Village Manager Timony, Director of Community Development Jennings, Public Works Director Venatta, Chief Kreis, Deputy Chief Holubetz, Village Attorney Ferolo, and Recording Secretary Koehl.

III. Pledge of Allegiance was recited.

IV. Officials Reports

A. Village President
B. Village Manager
C. Assistant Village Manager
D. Finance Director/Treasurer

1. FY26 Quarterly Financial Report – Q1 (Enclosed in Packet)
2. FY26 Quarterly Financial Report – Q2 (Enclosed in Packet)

E. Chief of Police

1. Police Department Report – January 2026 (Enclosed in Packet)

F. Public Works Director/Village Engineer
G. Director of Community Development

1. Fantasy Amusement Carnival

CD Director introduced item H that appeared on the Omnibus Agenda, explaining that this request is the same as in previous years.

V. Citizens Wishing to Address the Board

None.

VI. Omnibus Vote Agenda

Items under the Omnibus Vote Agenda are considered routine and/or non-controversial and will be approved by one motion. If any one (board member, staff, or citizen) wishes to have a separate vote on any item, it will be pulled from the Omnibus Vote Agenda and voted on separately.

A. **APPROVAL OF VOUCHER LIST OF BILLS DATED FEBRUARY 17, 2026 IN THE AMOUNT OF $1,130,464.80 (detail enclosed)**

B. **APPROVAL OF THE MINUTES OF THE REGULAR VILLAGE OF VERNON HILLS BOARD MEETING OF FEBRUARY 3, 2026**

C. **APPROVAL AND PASSAGE OF ORDINANCE 2026-012 AN ORDINANCE AUTHORIZING THE VILLAGE MANAGER TO EXECUTE A CONTRACT EXTENSION WITH SCHROEDER & SCHROEDER INC. TO PERFORM CONCRETE FLATWORK FOR AN AMOUNT NOT TO EXCEED $160,000 (PW Dir Venatta)**

D. **APPROVAL AND PASSAGE OF ORDINANCE 2026-013 AN ORDINANCE AUTHORIZING EXPENDITURES OVER $25,000 TO CLARKE MOSQUITO MANAGEMENT, INC. TO PROVIDE MOSQUITO ABATEMENT SERVICES WITHIN FY2027 FOR AN AMOUNT NOT TO EXCEED $66,000 (PW Dir Venatta)**

E. **APPROVAL AND PASSAGE OF ORDINANCE 2026-014 AN ORDINANCE APPROVING VARIATIONS FROM CHAPTER 19, SIGNS, OF THE VERNON HILLS VILLAGE CODE, FOR US BANK 175 N. MILWAUKEE AVENUE (CD Dir Jennings)**

F. **APPROVAL AND PASSAGE OF RESOLUTION 2026-005 A RESOLUTION APPROVING THE RELEASE OF CERTAIN EXECUTIVE SESSION MINUTES OF THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF VERNON HILLS, ILLINOIS (VM Timony)**

G. **APPROVAL AND PASSAGE OF RESOLUTION 2026-007 A RESOLUTION DECLARING A TAX YEAR 2024 SURPLUS IN THE HAWTHORN MALL TAX INCREMENT FINANCING DISTRICT FUND PURSUANT TO AN INTERGOVERNMENTAL AGREEMENT AND AUTHORIZING DISTRIBUTION TO THE LAKE COUNTY COLLECTOR (Fin Dir Lyons)**

H. **APPROVAL AND PASSAGE OF RESOLUTION 2026-008 A RESOLUTION GRANTING APPROVAL OF AN OUTDOOR SPECIAL EVENT FOR FANTASY AMUSEMENT COMPANY TO OPERATE A CARNIVAL AT HAWTHORN MALL (CD Dir Jennings)**

President Koch called for a motion to approve Omnibus Agenda Items A-H.

Motion by Trustee Lundeen, second by Trustee Marquardt, to approve Omnibus Agenda Items A-H.

Roll call vote:
AYES: 6 – Marquardt, Forster, Oppenheim, Schenk, Lundeen, Koch
NAYS: 0 – None
ABSENT AND NOT VOTING: 1 – Takaoka
Motion Carried.

VII. Unfinished Business
VIII. New Business

****** Trustee Takaoka arrived and joined the meeting at 7:05 pm. ******

1. **APPROVAL AND PASSAGE OF ORDINANCE 2026-015 AN ORDINANCE AMENDING ORD. 1993-17, MARKETPLACE PUD, TO APPROVE MODIFICATIONS TO THE ARCHITECTURAL APPEARANCE FOR FARMER'S BEST MARKET 413 N. MILWAUKEE AVENUE – UNITS 200-300**

CD Director Jennings provided a summary of the ordinance, followed by a brief discussion regarding the proposed variation to the façade modifications. The owner and architect explained that the requested changes were necessary to maintain the projected business opening schedule. After further discussion, the Board reached a consensus to approve the modifications.

President Koch called for a motion to approve New Business Item 1 ORDINANCE 2026-015 AN ORDINANCE AMENDING ORD. 1993-17, MARKETPLACE PUD, TO APPROVE MODIFICATIONS TO THE ARCHITECTURAL APPEARANCE FOR FARMER'S BEST MARKET 413 N. MILWAUKEE AVENUE – UNITS 200-300.

Motion by Trustee Schenk, second by Trustee Oppenheim, to approve New Business Item 1 ORDINANCE 2026-015 AN ORDINANCE AMENDING ORD. 1993-17, MARKETPLACE PUD, TO APPROVE MODIFICATIONS TO THE ARCHITECTURAL APPEARANCE FOR FARMER'S BEST MARKET 413 N. MILWAUKEE AVENUE – UNITS 200-300.

Roll call vote:
AYES: 7 – Marquardt, Forster, Oppenheim, Schenk, Takaoka, Lundeen, Koch
NAYS: 0 – None
ABSENT AND NOT VOTING: 0 – None
Motion Carried.

2. APPROVAL AND PASSAGE OF RESOLUTION 2026-009 A RESOLUTION APPROVING THE PRELIMINARY AND FINAL PLAT OF ERNIE'S RESUBDIVISION, ESTABLISHING A SEPARATE PARCEL SOUTH OF 909 S. MILWAUKEE AVENUE

CD Director Jennings provided a summary, followed by discussion by the Board regarding access to the subject property. The Board discussed concerns related to the property having a single point of ingress and egress, which is through the Ernie's lot, past the car wash. After discussion, the Board was in favor of approving the request as presented.

President Koch called for a motion to approve New Business Item 2 RESOLUTION 2026-009 A RESOLUTION APPROVING THE PRELIMINARY AND FINAL PLAT OF ERNIE'S RESUBDIVISION, ESTABLISHING A SEPARATE PARCEL SOUTH OF 909 S. MILWAUKEE AVENUE.

Motion by Trustee Marquardt, second by Trustee Lundeen, to approve New Business Item 2 RESOLUTION 2026-009 A RESOLUTION APPROVING THE PRELIMINARY AND FINAL PLAT OF ERNIE'S RESUBDIVISION, ESTABLISHING A SEPARATE PARCEL SOUTH OF 909 S. MILWAUKEE AVENUE.

Roll call vote:
AYES: 7 – Marquardt, Forster, Oppenheim, Schenk, Takaoka, Lundeen, Koch
NAYS: 0 – None
ABSENT AND NOT VOTING: 0 – None
Motion Carried.

3. APPROVAL AND PASSAGE OF RESOLUTION 2026-006 A RESOLUTION WAIVING COMPETITIVE BIDDING AND AUTHORIZING THE VILLAGE MANAGER TO EXECUTE A CONSTRUCTION MANAGER CONTRACT WITH LEOPARDO CONSTRUCTION (AIA A133-2019) FOR THE CONSTRUCTION OF THE POLICE STATION ADDITION AND RENOVATIONS PROJECT AND RIDERS TO THE A133 CONTRACT AND TO THE (A201) GENERAL CONDITIONS.

PW Director Venatta provided a brief presentation outlining the project schedule and explained the purpose of the request to engage a construction manager due to the size and complexity of the project. He advised that four companies were interviewed, and one firm was selected after evaluating their experience with similar projects as well as the cost of services. Finance Director Lyons also presented a summary of budgeting options related to the project. Following discussion, the Board reached a consensus to proceed with the request.

President Koch called for a motion to approve New Business Item 3 RESOLUTION 2026-006 A RESOLUTION WAIVING COMPETITIVE BIDDING AND AUTHORIZING THE VILLAGE MANAGER TO EXECUTE A CONSTRUCTION MANAGER CONTRACT WITH LEOPARDO CONSTRUCTION (AIA A133-2019) FOR THE CONSTRUCTION OF THE POLICE STATION ADDITION AND RENOVATIONS PROJECT AND RIDERS TO THE A133 CONTRACT AND TO THE (A201) GENERAL CONDITIONS.

Motion by Trustee Lundeen, second by Trustee Schenk to approve New Business Item 3 RESOLUTION 2026-006 A RESOLUTION WAIVING COMPETITIVE BIDDING AND AUTHORIZING THE VILLAGE MANAGER TO EXECUTE A CONSTRUCTION MANAGER CONTRACT WITH LEOPARDO CONSTRUCTION (AIA A133-2019) FOR THE CONSTRUCTION OF THE POLICE STATION ADDITION AND RENOVATIONS PROJECT AND RIDERS TO THE A133 CONTRACT AND TO THE (A201) GENERAL CONDITIONS.

Roll call vote:
AYES: 7 – Marquardt, Forster, Oppenheim, Schenk, Takaoka, Lundeen, Koch
NAYS: 0 – None
ABSENT AND NOT VOTING: 0 – None
Motion Carried.

IX. Communications

President Koch reported that he and Trustee Lundeen attended a birthday celebration at Brookdale for resident Gladys Sertic, a U.S. Coast Guard veteran, who is celebrating her 106th birthday. He noted that the event was also attended by members of the Police Department, Countryside Fire Protection District, and American Legion Post 1247.

X. Adjournment

President Koch called for a motion to adjourn the Village Board Meeting and move to Committee of the Whole.

Motion by Trustee Schenk, second by Trustee Forster, to adjourn the Village Board Meeting and move to Committee of the Whole.

Voice vote:
All in Favor.
Motion Carried.

The Village Board meeting was adjourned at 7:59 pm.

Approved this 3rd day of March, 2026.

Kevin Timony, Village Manager/Clerk

Thom Koch, Jr., Village President