VILLAGE OF VERNON HILLS
MINUTES OF THE COMMITTEE OF THE WHOLE MEETING
FEBRUARY 17, 2026

1. President Koch called the meeting to order at 7:59 pm.

2. Roll call indicated the following Board Members present: Trustees Forster, Takaoka, Schenk, Oppenheim, Marquardt, Lundeen, President Koch. 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.

3. Citizens Wishing to Address the Committee

   None.

4. Items of Business

A. APPROVAL OF THE COMMITTEE OF THE WHOLE MEETING MINUTES OF FEBRUARY 3, 2026

President Koch called for a motion to approve item A, THE COMMITTEE OF THE WHOLE MEETING MINUTES OF FEBRUARY 3, 2026.

Motion by Trustee Marquardt, second by Trustee Lundeen, to approve item A, THE COMMITTEE OF THE WHOLE MEETING MINUTES OF FEBRUARY 3, 2026.

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

B. DISCUSSION: REVIEW OF PLANNING & ZONING COMMISSION RECOMMENDATION, KIRPA RESIDENCE, 31 MONTAUK LANE

Director Jennings provided a summary of the request. He advised that he toured the neighborhood and observed other two-story homes similar in nature to the proposal. Following discussion, Director Jennings asked the Committee for direction on preparing an ordinance, specifically whether to approve the request as proposed or require that the roof height be lowered.

The Committee reached a consensus to prepare an ordinance as presented and to bring it before the Village Board at a future meeting for consideration and approval.

President Koch called for a motion to change the agenda order to put item D ahead of item C.

Motion by Trustee Schenk, second by Trustee Marquardt, to change the agenda order to put item D ahead of item C.

Voice Vote:
All In Favor.
Motion Carried.

D. DRAFT FY 2027 BUDGET PRESENTATION - GOLF COURSE FUND

Vince Juarez, VP of Operations; Mary Kate Walsh, Regional Sales & Marketing; and Jason Poblacki, Golf Course Manager of Kemper Sports, appeared before the Board to present their 2026 goals for the Muni.

The team outlined various ideas and strategies aimed at increasing activity at the golf course. Discussion included enhancements to food and beverage operations, improvements in inventory control, and adjustments to golf pricing structures.

- Mr. Juarez presented the proposed 2026 budget.
- Mr. Poblacki reviewed the calendar of events planned for the upcoming year.
- Ms. Walsh discussed marketing initiatives to promote the golf course and its events.

President Koch inquired about the possibility of adding signage to better alert the public that the Golf Course is open and to advertise upcoming events.

C. DISCUSSION: HAWTHORN MALL TOWNHOME DEVELOPMENT, REVIEW OF PLANNING & ZONING COMMISSION RECOMMENDATION

Community Development Director Jennings provided an overview of the proposed project. He stated that several amendments to the Planned Unit Development (PUD) have been made and noted that an update to the Redevelopment Agreement (RDA) would also require approval.

Director Jennings advised that the Planning & Zoning Commission was generally in favor of the project but expressed concerns regarding the overall density and the impact the proposed unit count would have on the surrounding area. Specific concerns were raised regarding Building Nine (9). The Commission objected to the building's orientation, noting that the garages were designed to face outward toward the roadway rather than inward toward the development, as with the other buildings. Commissioners indicated this design was inconsistent with the character of the development and could create a potential road hazard due to vehicles backing directly onto a relatively busy roadway.

Following the initial meeting, the developer reduced the number of units and revised the configuration of Building Nine to incorporate a private drive for tenants, thereby eliminating the need to back directly onto the roadway.

Director Jennings also relayed staff comments from the Technical Review Committee, including considerations related to campus parking alternatives, common ownership structure, and compliance with local code requirements for enhanced fire separation.

There was extensive discussion regarding the adequacy of parking on the site.

Village Manager Timony invited the project team to present. Shiela Eustace, Development Manager of Focus Development, and Scott Trafford of Affinius Capital presented plans for the proposed townhome development. The team also outlined alternative parking options intended to support the associated retail establishments.

Discussion continued regarding the long-term ownership structure of the townhome development and the potential for future private ownership. Justin Pelej, Executive Vice President of Focus Development, addressed the possibility of a future sale of the development. He indicated that while a sale could occur, it would likely remain a rental community rather than transitioning to individually owned units; however, he could not guarantee that outcome.

CD Director Jennings asked for direction to prepare an ordinance to bring to a future meeting.

President Koch called for a motion to direct staff to prepare an ordinance consistent with the Planning & Zoning Commission recommendation. Motioned by Trustee Schenk, second by Trustee Marquardt to direct Staff to prepare an ordinance consistent with the Planning & Zoning Commission recommendation.

The Committee discussed the wording of Condition 4 in the Planning & Zoning Commission recommendation, which related to the timing of construction of a parking lot along Milwaukee Avenue. After reviewing several options, the consensus of the Committee was to withhold occupancy of the townhomes until the parking lot along Milwaukee was constructed.

President Koch called for a motion reflecting the revised condition of approval. Motioned by Trustee Schenk, second by Trustee Takaoka to direct Staff to prepare an ordinance consistent with the Planning & Zoning Commission recommendation with the exception of the revised condition 4.

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

****** The meeting paused at 10:16 PM and reconvened at 10:21 PM ******

E. DISCUSSION: ZONING CODE AMENDMENTS, REVIEW OF PLANNING & ZONING COMMISSION RECOMMENDATION

CD Director Jennings gave a summary and presentation of the Planning & Zoning recommendations.

The Committee directed staff to prepare an ordinance and bring it to the Board at a future meeting. There is also direction to address temporary lighting criteria and bring that item back to the Board under New Business for approval.

5. Adjournment

President Koch called for a motion to adjourn the Committee of the Whole Meeting with no further action to take place.

Motion by Trustee Oppenheim second by Trustee Takaoka, to adjourn the Committee of the Whole Meeting no further action to take place.

Voice Vote:
All in Favor.

Motion Carried.

The Village Board meeting was adjourned at 10:30 pm.

Approved this 3rd day of March, 2026.

Kevin Timony, Village Clerk

Thom Koch Jr., Village President