

**VILLAGE OF VERNON HILLS
MINUTES OF THE COMMITTEE OF THE WHOLE MEETING
OF MAY 3, 2022**

Village Manager Timony called the meeting to order at 7:35PM

IN ATTENDANCE: Trustees Forster, Koch, Oppenheim, Marquardt, and Schenk. President Byrne and Trustee Takaoka were absent and had given prior notice that they would not be in attendance. 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 Forte, and Recording Secretary DeAnda.

Village Manager Timony called for a motion to appoint a Chairman Pro Tem for the duration of the Committee of the Whole meeting.

Motion by Trustee Oppenheim, second by Trustee Marquardt, to appoint Trustee Koch as Chairman Pro Tem for the duration of the meeting.

Roll call vote:

AYES: 5 – Marquardt, Forster, Oppenheim, Schenk, Koch

NAYS: 0 – None

ABSENT AND NOT VOTING: 2 – Byrne, Takaoka

Motion carried.

1. APPROVAL OF THE COMMITTEE OF THE WHOLE MEETING MINUTES OF APRIL 19, 2022

Motion by Trustee Marquardt, second by Trustee Forster, to approve the Committee of the Whole meeting minutes of April 19, 2022.

Roll call vote:

AYES: 5 – Marquardt, Forster, Oppenheim, Schenk, Koch

NAYS: 0 – None

ABSENT AND NOT VOTING: 2 – Byrne, Takaoka

Motion carried.

2. VERNON HILLS MONTESSORI ACADEMY – 204 US HIGHWAY 45 – CONSIDERATION OF A REPORT AND RECOMMENDATIONS FROM THE PLANNING & ZONING COMMISSION FOR APPROVAL OF A SPECIAL USE PERMIT ALLOWING A DAY CARE FACILITY

Public Hearing:

DCD Atkinson stated representatives from Vernon Hills Montessori Academy, Rhythm of Dancing, LLC (VHMA) appeared before the Planning & Zoning Commission on April 13, 2022 to request approval of a Special Use Permit allowing a day care facility.

VHMA, currently operating at Congregation Or Shalom, is relocating to accommodate an increased student population. Congregation Or Shalom is not able to provide the additional floor space needed to expand the day care facility. The building would include five (5) classrooms serving infants, toddlers, 3–6-year-olds, and after school programming. An outdoor play area is proposed on the west side of the building and will be enclosed with black aluminum fencing that is 4'-0" in height. The site is located

within the B-1, General Business Zoning District. A day care facility requires a Special Use Permit within this district.

Special Use Permit:

In reviewing this business, the Commission determined the use was appropriate for the proposed location. The Commission does not believe the day care center would have a negative impact on the property or surrounding area under the conditions set forth in Section 18.3.

Public Notice:

Notices were sent out to the surrounding property owners. No comments were received.

Recommendation:

The Commission voted 4-0 (Cotton and Heidner absent) to recommend approval of the following:

Approving a Special Use Permit allowing a day care facility to be known as Vernon Hills Montessori Academy, Rhythm of Dancing, LLC.

Conditions of Approval:

1. General compliance with the site plan, consisting of one (1) page showing the play area enclosure, dated March 30, 2022; and
2. General compliance with the floor plans consisting of two (2) pages, dated March 30, 2022; and
3. The fence enclosing the play area shall be black aluminum as shown on the picture depicting the play area, dated March 30, 2022; and
4. Compliance with all ordinances and standards of the Village.

Motion by Trustee Oppenheim, second by Trustee Schenk, to direct staff to prepare an Ordinance approving a Special Use Permit allowing a day care facility located at 204 US Highway 45, subject to the conditions of approval referenced herein.

Roll call vote:

AYES: 5 – Marquardt, Forster, Oppenheim, Schenk, Koch

NAYS: 0 – None

ABSENT AND NOT VOTING: 2 – Byrne, Takaoka

Motion carried.

3. URBAN AIR ADVENTURE PARK – PRESENTATION OF CONCEPT PLANS FOR A PROPOSED AMUSEMENT/RECREATIONAL FACILITY IN MARKETPLACE SHOPPING CENTER, 413 N. MILWAUKEE AVENUE, SUITE 200

Neil Hoffner from of Urban Air Adventure Park (UAAP) appeared before the COW for concept presentation of his plans to operate a new amusement/recreational facility located in the space formerly occupied by Ashley Furniture. The size of the tenant space is approximately 60,551 square feet. UAAP serves as a venue for recreation activities featuring trampolines, foam pits, obstacle courses, climbing walls, laser tag, go-carts, and other physical activities geared to children and adults. UAAP would also accommodate kids’ birthday parties, corporate gatherings, and preschool field trips. Currently, there are 230+ Urban Air Adventure Parks with 153 operational and 80+ in development. The target age is 5-15.

The Zoning Code requires a Special Use Permit for amusement/recreational type uses such as Urban Air.

Details of the business plan and floor plan were attached to the packet.

One of the COW's concerns was safety inspections. DCD Atkinson stated staff would investigate available independent, qualified third-party inspection options/agencies and make independent inspection a conditional of approval.

It was the consensus of the COW to direct petitioner to appear before the Planning and Zoning Commission for consideration of a Special Use Permit.

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

4. ADJOURNMENT

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

Roll call vote:

AYES: 5 – Marquardt, Schenk, Oppenheim, Forster, Koch

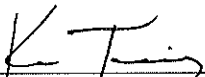
NAYS: 0 – None

ABSENT AND NOT VOTING: 2 – Byrne, Takaoka

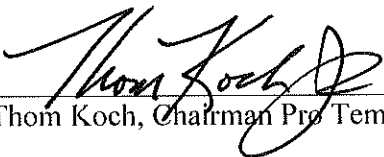
Motion carried.

Meeting adjourned at 8:09PM.

Approved this 17th day of May 2022.



Kevin Timony, Village Manager



Thom Koch, Chairman Pro Tem