

**VILLAGE OF VERNON HILLS
MINUTES OF THE COMMITTEE OF THE WHOLE MEETING
OF JULY 20, 2021**

Village President Byrne called the meeting to order at 7:42 PM

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

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

1. APPROVAL OF THE COMMITTEE OF THE WHOLE MEETING MINUTES OF JUNE 15, 2021

Motion by Trustee Marquardt second by Trustee Koch to approve Committee of the Whole Minutes for the June 15, 2021 meeting.

Roll call vote:

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

NAYS: 0 – None

ABSTAIN: 1 - Byrne

ABSENT AND NOT VOTING: 1 - Takaoka

Motion carried.

2. CENTENNIAL REAL ESTATE – CONSIDERATION OF A REPORT AND RECOMMENDATIONS FROM THE PLANNING & ZONING COMMISSION FOR APPROVAL OF A SPECIAL USE PERMIT TO ALLOW RESTAURANTS SERVING ALCOHOLIC BEVERAGES AT VARIOUS LOCATIONS OF THE SUBJECT PROPERTY COMMONLY KNOWN AS “HAWTHORN MALL”

Attorney Hal Francke representing Centennial Real Estate, and Jon Meshel of Centennial Real Estate appeared before the Board to request a special use permit allowing restaurants to serve alcoholic beverages at various locations at the Hawthorn Mall property. There was a presentation given showing the various areas of the request. There was discussion about the request with the Board.

Community Development Director Atkinson wanted to have the record state that the recommendation from the Planning and Zoning Commission was unanimous, six in favor and zero against for recommending approval of the special use permit to allow restaurants serving alcoholic in certain locations.

Motion by Trustee Koch second by Trustee Marquardt, directed staff to prepare an ordinance approving a Special Use Permit allowing restaurants to serve alcoholic beverages at various locations of the mall property, subject to the conditions of approval referenced herein.

Roll call vote:

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

NAYS: 0 – None

ABSENT AND NOT VOTING: 1 - Takaoka

Motion carried.

3. LAKE COUNTY PUBLIC WORKS – REQUEST WAIVER OF SITE DEVELOPMENT AND BUILDING PERMIT FEES FOR THE WATER RESERVOIR PROJECT LOCATED AT 240 GREGG’S

Motion by Trustee Oppenheim, second by Trustee Marquardt to direct staff to prepare an Ordinance waiving said fee in an amount not to exceed \$23,445. For the record, this will be due east of the existing maintenance facility for the golf course.

Roll call vote:

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

NAYS: 0 – None

ABSENT AND NOT VOTING: 1 – Takaoka

Motion carried.

4. SOUTH LAKE INDUSTRIAL CENTER - CONSIDERATION OF A REPORT AND RECOMMENDATIONS FROM THE PLANNING & ZONING COMMISSION FOR APPROVAL TO REVISE A SPECIAL USE PERMIT AUTHORIZING A PUD, APPROVAL OF A ZONING MAP AMENDMENT, APPROVAL OF ZONING & SIGN VARIATIONS, APPROVAL OF SITE, LANDSCAPE AND ARCHITECTURAL PLANS AND APPROVAL OF A PLAT OF SUBDIVISION ON PROPERTIES COMMONLY KNOWN AS “THE DARLING FARM” AND “THE FORGE CLUB.”

Representatives for South Lake Industrial Center appeared before the Board. Community Development Director Atkinson gave a presentation summary of the Planning and Zoning Commission. There was discussion about the traffic pattern, and Public Works Director Brown advised that Illinois Department of Transportation also has given their review letter, and supports the access off of Milwaukee Avenue.

Mayor Byrne asked about the relocation of the three loading dock doors that were originally located near the adjacent Health Club’s pool area. The petitioner advised that they have removed them from the original area and relocated them to another section of the building. The petitioner also advised that they have enhanced the landscaping as well.

Motion by Trustee Marquardt second by Trustee Koch to direct staff to prepare an ordinance amending the Special Use Permit allowing the construction of a light industrial building along with certain other approvals listed in this report, subject to the conditions of approval set forth herein, and to include an additional condition should accident history relevant to the ¾ access dictate , then the Board should have the right to ask the property owner to come back to the Board to discuss the access further.

Roll call vote:

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

NAYS: 0 – None

ABSENT AND NOT VOTING: 1 - Takaoka

5. CONCEPT PRESENTATION FOR A PROPOSED DEVELOPMENT COMMONLY KNOWN AS GOODWILL, LOCATED AT 2 EAST PHILIPS ROAD

This item was pulled from the agenda.

6. PROFESSIONAL SERVICES AGREEMENT WITH CBBEL FOR HARVEY LAKE BOARDWALK

Public Works Director gave a summary and presentation of the request to enter an agreement with CBBEL for the Harvey Lake Boardwalk.

There was consensus and direction by the Board to bring an ordinance to a future meeting.

2. ADJOURNMENT

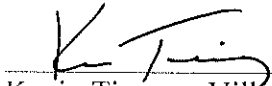
Motion by Trustee Oppenheim, second by Trustee Marquardt to adjourn the Committee of the Whole meeting.

All in favor vote.

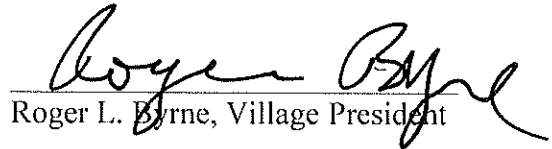
Motion carried.

Meeting adjourned at 8:40 PM.

Approved this 5th day of October 2021.



Kevin Timony, Village Manager



Roger L. Byrne, Village President