

Joint Review Board Meeting Minutes
Proposed Hawthorn Mall Redevelopment Project Area
Village of Vernon Hills, Illinois

Due to COVID-19 health concerns, the Joint Review Board meeting was moved to
a web-based video conference using ZOOM.

August 27, 2020, 2:00 p.m.

I. Call to Order by Chairperson

Julie Simpson, County of Lake D18, called to order the meeting of the Joint Review Board at 2:00 PM.

II. Roll Call of Joint Review Board Members

Present:

Vernon Hills Park District – Jeff Fougousse, Executive Director
Countryside Fire Protection District – Chuck Smith, Fire Chief
Cook Memorial Library District – David Archer, Director
Libertyville Township – Katie O’Connor, Supervisor
Village of Vernon Hills – Mark Fleischhauer, Village Manager
Community Member – Richard Chiarello
College of Lake County D532 – Ken Gotsch, Vice President for Business Services
Libertyville High School D128 – Daniel Stanley, Assistant Superintendent - Business
Hawthorn Consolidated School D73 – Lee Ann Taylor, Chief School Business Official
County of Lake D18 – Julie Simpson, Lake County Board Member

Village Staff Present:

James Ferolo, Village Attorney
Mike Storto, Cable Coordinator
Lynn DeAnda, Recording Secretary

Robert Rychlicki, Kane McKenna & Associates

Prentiss Lea, Community High School D128 Superintendent
Scott Ginsburg, Attorney for Hawthorn Consolidated School D73
Zoran Milutinovic
Angela Ingham CSR, RPR

III. Review and Approval of August 13, 2020 Joint Review Board Minutes

Motion by Lee Ann Taylor, Hawthorn Consolidated School D73, second by Jeff Fougousse, Vernon Hills Park District, to approve the August 13, 2020 Joint Review Board minutes.

Roll Call Vote:

AYES: 9 - Vernon Hills Park District, Countryside Fire Protection District, Village of Vernon Hills, Community Member, College of Lake County D532, Libertyville High School D128, Hawthorn Consolidated School D73, County of Lake D18, Cook Memorial Library District

NAYS: 0 - None

ABSENT: 0 – None

ABSTAIN: 1 - Libertyville Township

Motion carried.

IV. Public Comments

Present on call

Mike Schenk expressed there would be public opposition mobilizing. He felt the Village Board needed to hear all opinions and do what was best for the community. Mr. Schenk left the call.

Email

Julie Simpson read the Emails received from Diane Serrano and Alberta Mendoza expressing opposition to the TIF.

V. Follow Up Questions of Joint Review Board Members - TIF Plan

Robert Rychlicki addressed follow up questions to the members satisfaction.

VI. Consideration of a Recommendation to Approve or Disapprove the Redevelopment Plan and Project for the Hawthorn Mall Redevelopment Project Area

Motion by Jeff Fougerousse, Vernon Hills Park District, second by Richard Chiarello, Community Member, to approve the Redevelopment Plan and Redevelopment Project Area in relation to the Hawthorn Mall TIF and direct our Chairperson to sign and provide a recommendation to the Village Board.

Julie Simpson, Lake County Board D18, stated while she believed some level of incentive was needed, she felt there should be a better compromise so the levying bodies would see some return rather than waiting 23 years. She stated they were good with the revenue they had and were willing to sacrifice that.

Katie O'Connor, Libertyville Township, stated all the Libertyville Township Board members were in favor of the TIF District and recognized the negative impact of the current economic situation facing municipalities. She applauded them for partnering with the private sector in terms of looking at redevelopment issues. She stated it was a shared sacrifice.

Lee Ann Taylor, Hawthorn Consolidated School D73, stated her board felt differently and she would not be able to vote in favor of the motion.

Roll Call Vote:

AYES: 7 - Vernon Hills Park District, Countryside Fire Protection District, Libertyville Township, Village of Vernon Hills, Community Member, College of Lake County D532, Libertyville High School D128,

NAYS: 2 - Hawthorn Consolidated School D73, County of Lake D18

ABSENT: 0 – None

ABSTAIN: 1 - Cook Memorial Library District

Motion carried.

VII. If necessary, setting of schedules for Village to meet and confer with JRB and to resubmit Redevelopment Plan and any amendments thereto

VIII. Review Timetable and Next Steps

Robert Rychlicki stated the Village would schedule a Public Hearing on October 6. The intent would be general public input and no action would be taken at that meeting. The taxing districts were welcome to appear before the Village Board at that time. Notices would be sent to taxpayers and legal notices published in a newspaper of local circulation. Once the public hearing was closed, the Village had not less than 14 days, no more than 90 days, to consider the three TIF ordinances presented at previous meeting.

Julie Simpson, County of Lake D18, implored the Village to investigate a compromise so the benefit could be shared sooner than 23 years.

IX. Adjournment

Motion by Jeff Fougerousse, Vernon Hills Park District, second by Katie O'Connor, Libertyville Township, to adjourn the Joint Review Board meeting at 3:17 PM.

Roll Call Vote:

AYES: 10 - Vernon Hills Park District, Countryside Fire Protection District, Libertyville Township, Village of Vernon Hills, Community Member, College of Lake County D532, Libertyville High School D128, Hawthorn Consolidated School D73, County of Lake D18. Cook Memorial Library District

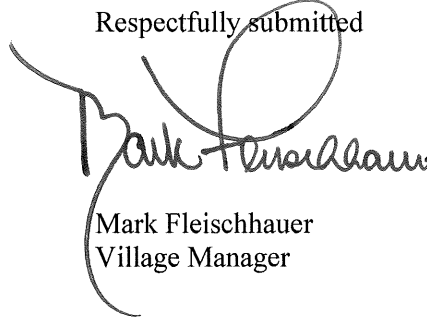
NAYS: 0 - None

ABSENT: 0 - None

ABSTAIN: 0 - None

Motion carried.

Respectfully submitted



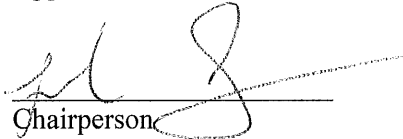
Mark Fleischhauer
Village Manager

Distribution:

Village President and Trustees
Village Clerk
Village Manager
Department Heads
Village Attorney
JRB Members

9-9-20

Approval Date



Chairperson

