

**VILLAGE OF VERNON HILLS  
MINUTES OF THE COMMITTEE OF THE WHOLE MEETING  
OF SEPTEMBER 20, 2022**

Village Manager Timony called the meeting to order at 7:38PM.

IN ATTENDANCE: Trustees Forster, Marquardt, Oppenheim, and Koch. President Byrne, Trustee Schenk and Trustee Takaoka gave prior notice they would not be in attendance. A quorum was established.

Also present were: Village Manager Timony, Assistant Village Manager Petrillo, Director of Community Development Jennings, PW Director Brown, Chief Kreis, Finance Director Flori, Village Attorney Ferolo, Village Attorney Forte and Recording Secretary Heavrin.

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: 4 – Forster, Marquardt, Oppenheim, Koch

NAYS: 0 – None

ABSENT AND NOT VOTING: 3 – Byrne, Schenk, Takaoka

Motion carried.

**1. APPROVAL OF THE COMMITTEE OF THE WHOLE MEETING MINUTES OF  
SEPTEMBER 6, 2022**

Motion by Trustee Marquardt, second by Trustee Forster, to approve the Committee of the Whole meeting minutes of September 6, 2022.

Roll call vote:

AYES: 4 – Marquardt, Forster, Oppenheim, Chairman Pro Tem Koch

NAYS: 0 – None

ABSENT AND NOT VOTING: 3 – Byrne, Schenk, Takaoka

Motion carried.

**2. GUIDEPOST MONTESSORI SUP**

DCD Jennings summarized that GW Vernon Hills LLC is requesting a special use, zoning variations, sign variations and site plan/landscape/architectural approval to facilitate the construction of a day care facility (Guidepost Montessori). The facility would be located on the former PNC Bank site at the southeast corner of Deerpath Road and Townline Road (2 Phillip Drive). The development would consist of a 1-story, 11,000 sq ft structure with seven classrooms to serve toddlers, Pre-K and elementary school age children. The Planning and Zoning Commission was in favor of the proposed daycare facility, concurred with Staff's recommendations and requested an additional review by the Police Department.

In conclusion, the building would be located at the northwest corner of the property, with the main entrance facing the parking area to the south. The playground would be located to the east of

the building, and the trash enclosure would be located to the southeast of the playground. The entrance to the parking area would be near the east property line and the west driveway (closest to Deerpath) would be right-out only. The proposed landscape plan incorporates recommendations made by Staff during technical review (removal of dead/diseased trees).

Motion by Trustee Forster, second by Trustee Marquardt, to direct staff to prepare an ordinance approving special use, zoning variations, sign variations, and site plan/landscape/architectural approval to facilitate the construction of a day care facility, and a waiver of building code requirements related to the approved building material list in the special requirements of the building code; and subject to conditions listed in the Staff report.

Roll call vote:

AYES: 4 – Forster, Marquardt, Oppenheim, Chairman Pro Tem Koch

NAYS: 0 – None

ABSENT AND NOT VOTING: 3 – Byrne, Schenk, Takaoka

Motion carried.

### **3. TOWNLINE COMMONS SIGN VARIATIONS AND LANDSCAPE PLAN APPROVAL**

DCD Jennings stated that GW Vernon Hills LLC is requesting an approval for variations to the sign code and landscape plan modifications to facilitate improvements at Townline Commons shopping center at 555 Townline Road. The sign package includes the refurbishing of the existing multi-tenant sign near the main entrance on Townline Road and installation of an additional multi-tenant sign near the corner of Townline and Fairway.

The variations request from the sign code is related to the total sign area, height, and number of tenant panels, where currently there are five. The new sign at the corner will each have nine panels (five full-width panels for the larger units and four half-width panels for smaller units). The sign panel area will increase slightly, but the overall size of the sign will not change. The center would be allowed to install an additional sign without a variation but it would be limited to a single tenant panel and the maximum height and square footage per the code. It was noted that the Planning and Zoning Commission was supportive and requested minor modifications to the design of the signs.

The proposed landscape plan includes removal of several trees that limit visibility. The landscape plan includes a variety of deciduous shrubs, evergreen shrubs, and perennials that will be planted along both Townline and Fairway along with pond area improvements.

Motion by Trustee Oppenheim, second by Trustee Marquardt, to direct staff to prepare an ordinance approving sign code variations and landscape plan modifications as described and in accordance to the materials being used; and subject to conditions listed in the Staff report.

Roll call vote:

AYES: 4 – Marquardt, Forster, Oppenheim, Chairman Pro Tem Koch

NAYS: 0 – None

ABSENT AND NOT VOTING: 3 – Byrne, Schenk, Takaoka

Motion carried.

#### 4. ADJOURNMENT

Motion by Trustee Marquardt, second by Trustee Oppenheim, to adjourn the Committee of the Whole meeting immediately after the Committee of the Whole meeting, where there will be an Executive Session scheduled to discuss Personnel-[Sec. 2(c)(1)]; Collective Bargaining-[sec. 2(c)(2)]; Approve Minutes-[Sec. 2(c)(21)] of the Open Meetings Act.

Roll call vote:

AYES: 4 – Marquardt, Forster, Oppenheim, Chairman Pro Tem Koch

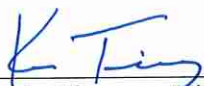
NAYS: 0 – None

ABSENT AND NOT VOTING: 3 – Byrne, Schenk, Takaoka

Motion carried.

Meeting adjourned at 8:00PM.

Approved this 6<sup>th</sup> day of October, 2022



Kevin Timony, Village Clerk



Thom Koch Jr., Chairman Pro Tem