

**VILLAGE OF VERNON HILLS  
MINUTES OF THE COMMITTEE OF THE WHOLE MEETING  
OF OCTOBER 19, 2021**

Motion by Trustee Oppenheim, second by Trustee Marquardt, to appoint Trustee Koch as Temporary Chairman to run the meeting for the duration of the meeting, due to President Byrne attending via telephone.

Roll call vote:

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

NAYS: 0 – None

ABSENT AND NOT VOTING: 1- Schenk

Motion carried.

Chairman Koch called the meeting to order at 7:34PM

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

Also present were: Village Manager Timony, Assistant Village Manager Petrillo, DC Levicki and Commander Holubetz, Director of Community Development Atkinson, Public Works Director Brown, Finance Director Flori, Village Attorney Ferolo, Village Attorney Forte, and Recording Secretary DeAnda.

**1. APPROVAL OF THE COMMITTEE OF THE WHOLE MEETING MINUTES OF  
OCTOBER 5, 2021**

Motion by Trustee Marquardt, second by Trustee Forster, to approve Committee of the Whole Minutes for the October 5, 2021 meeting.

All in favor vote. Trustee Oppenheim abstained.

Motion carried.

**2. REQUEST FROM THE VERNON HILLS PARK DISTRICT FOR APPROVAL OF SITE,  
LANDSCAPING AND ARCHITECTURAL ELEVATIONS TO ALLOW A BUILDING  
ADDITION AND PARKING LOT EXPANSION TO THE LAKEVIEW FITNESS CENTER  
LOCATED AT 700 LAKEVIEW PARKWAY**

DCD Atkinson stated representatives from the Vernon Hills Park District would appear before the COW to request approval of site, landscaping, and architectural revisions to allow an addition and parking lot expansion to the Lakeview Fitness Center located in Continental Executive Park. The new 3,300 square-foot addition, extending off the south/east corner of the building would accommodate additional fitness space and staff offices along with a covered outdoor fitness patio. The scope of work also includes extensive remodeling to existing interior spaces including upgrades to the locker rooms and the swimming pool.

Jeff Fougerousse, Executive Director, Vernon Hills Park District, introduced James Kim, Park Superintendent, and Scott Morelock, Williams Architects. Executive Director Fougerousse detailed the Park District's award of the Department of Natural Resources (DNR) Park Grant. He stated out of 150 applicants, only 11 Park Districts throughout the State received funding. The Park District received a grant for \$2.24M for renovation for the Lakeview project, being a 75/25 split with the DNR. The project in total is approximately \$3.5M so the Park District would be adding more than the required 25%. The construction would commence in March of 2022 and is scheduled to be completed by October 2022.

The architectural design of the addition would include glazed storefront panels between stone veneer columns matching the light brick band on the existing building. Aluminum clad structural columns with metal fascia panels would support the covered patio. The elevation drawings and color rendering were presented for design details.

The proposed site work includes expansion of the existing parking lot that would increase the parking count from 107 to 133 spaces. The storage capacity of the existing detention pond would be increased to

accommodate additional storm run-off created by the building and parking lot expansions. Landscaping is proposed in front of the new parking lot and building addition. New trees would also be planted in the front yard as shown on the landscape plan.

The annexation agreement authorizing a Special Use for a Planned Unit Development for Continental Executive Park requires approval from the Village Board for site, landscaping, and architectural design, but does not require a public hearing before the Planning and Zoning Commission, when plat approval is not required.

Motion by Trustee Marquardt, second by Trustee Oppenheim, to direct staff to prepare an Ordinance approving the site, landscaping and architectural design for an addition and parking lot expansion to the Lakeview Fitness Center work, subject to the following:

1. Compliance with the site plan, consisting of one page, prepared by Williams Architects, dated June 4, 2021; and
2. Compliance with the landscape plan, consisting of one page, prepared by Williams Architects, dated June 4, 2021; and
3. Compliance with the color renderings, consisting of one page, titled "Vernon Hills Lakeview Fitness Addition," dated May 26, 2021; and
4. The site plan is subject to final review and approval by the Village Engineering Technician; and
5. The landscape design is subject to final review and approval by the Village Landscape Technician; and
6. Existing landscaping and trees on the site that damaged by construction shall be removed and replaced in accordance with Village requirements.

Roll call vote:

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

NAYS: 0 – None

ABSENT AND NOT VOTING: 1 - Schenk

Motion carried.

### **3. ARCADE AT HAWTHORN – 122 HAWTHORN CENTER, UNIT 614 – CONSIDERATION OF A REPORT AND RECOMMENDATIONS FROM THE PLANNING & ZONING COMMISSION FOR APPROVAL OF A SPECIAL USE PERMIT TO ALLOW AN ARCADE FOR ELECTRONIC GAMES**

#### **Public Hearing:**

Stephen Kristof and Rob Coughman, RS Amusements, LLC, representing Arcade at Hawthorn appeared before the Planning and Zoning Commission on October 13, to request approval of a Special Use Permit allowing an arcade room. The proposed new business would be located in the space formerly occupied by Sprint. The arcade would include up to twenty (20) amusement games within a tenant space that is approximately 1,160 square feet. Customers can play using prepaid touched-based game cards. Food and beverages would not be offered for sale. RS Amusements has successfully operated a similar facility in Gurnee Mills since March of this year.

#### **Special Use Permit:**

In reviewing this business, the Commission determined that the arcade was appropriate and would be a complimentary use for the shopping center that would help drive customers to the mall. The Commission does not believe the arcade would have a negative impact on the mall's 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 6-0 to recommend approval of the following:

Approving a Special Use Permit allowing an arcade for electronic games at Hawthorn Mall, 122 Hawthorn Center, Unit 614.

**Conditions of Approval:**

1. General compliance with the floor plan titled, Game Room dated September 1, 2021; and
2. Should Arcade at Hawthorn cease operations at the approved location, the special use permit shall expire; and
3. Permitted hours of operation shall be the same as normal business hours of Hawthorn Mall; and
4. Compliance with all ordinances and standards of the Village except as may otherwise be provided.
5. Signs shall be posted indicating that children under the age of 16 are required to be accompanied by an adult; and
6. The petitioner shall provide for staff review, a copy of the lease/contract confirming that Hawthorn Mall's contractor is to provide daily cleaning services to the facility.

Motion by Trustee Marquardt, second by Trustee Oppenheim, to direct staff to prepare an Ordinance approving a Special Use Permit allowing an arcade for electronic games at Hawthorn Mall, 122 Hawthorn Center, Unit 614, subject to the conditions of approval 1-6 outlined above.

Roll call vote:

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

NAYS: 0 – None

ABSENT AND NOT VOTING: 1 - Schenk

Motion carried.

**4. PARKING PROPOSAL – BAYHILL AT GREGG'S LANDING NORTH RESTRICTIONS**

PWD Brown stated the Village Manager's Office was approached regarding concerns of parking at the entrance to the Bayhill subdivision. An area map and a letter from the Bayhill at Gregg's Landing North Condominium Association Board of Directors were included for reference.

Representatives of the Bayhill at Gregg's Landing North Condominium Association Board of Directors were present to address the Village Board. The concern was that a number of vehicles park on both sides of Crenshaw Circle adjacent to the subdivision's entrance. The parking of vehicles creates a situation where emergency service vehicles would have increased difficulty in accessing residences to the north.

Staff reviewed conditions and agreed that parking restrictions would assist in addressing their concern. It was staff's recommendation that parking be restricted on the southbound lane from the first designated guest parking area to Gregg's Parkway.

Motion by Trustee Marquardt, second by Trustee Oppenheim, to direct staff to prepare the necessary Ordinance for restricting parking on the southbound lane from the first designated guest parking area to Gregg's Parkway on Crenshaw Circle.

Roll call vote:

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

NAYS: 0 – None

ABSENT AND NOT VOTING: 1 - Schenk

Motion carried.

## 5. ADJOURNMENT

Motion by Trustee Oppenheim, second by Trustee Marquardt, to adjourn the Committee of the Whole meeting and move into Closed Session to discuss land acquisition-[Sec. 2(c)(5)]; and approval of minutes-[Sec. 2(c)(21)] of the Open Meetings Act.

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

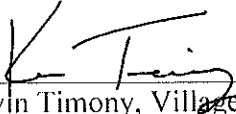
NAYS: 0 – None

ABSENT AND NOT VOTING: 1 - Schenk

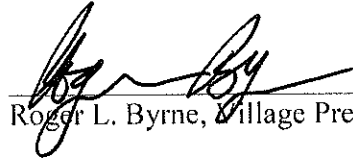
Motion carried.

Meeting adjourned at 8:10PM.

Approved this 2nd day of November 2021.



Kevin Timony, Village Manager



Roger L. Byrne, Village President