



290 Evergreen Drive · Vernon Hills, IL 60061-2904 · 847-367-3700

**MEETING OF VILLAGE BOARD
VILLAGE OF VERNON HILLS
MARCH 5, 2019
7:00PM**

- I. Call to Order
- II. Roll Call
- III. Pledge of Allegiance
- IV. Citizens Wishing to Address the Board
- V. Officials Reports
 - A. Village President
 - B. Village Manager
 - C. Assistant Village Manager
 - D. Finance Director/Treasurer
 - 1. FY 2017-18 Municipal Compliance Report for Police Pension Fund
 - E. Chief of Police
 - F. Public Works Director/Village Engineer
 - G. Building Commissioner
 - 1. Summary Resolution 2019-009 Special Event at Hawthorn Mall
 - 2. Summary Ordinance 2019-029 American Demolition Corporation Contract

VI. Omnibus Vote Agenda

Items under the Omnibus Vote Agenda are considered routine and/or non-controversial and will be approved by one motion. If any one (board member, staff, or citizen) wishes to have a separate vote on any item, it will be pulled from the Omnibus Vote Agenda and voted on separately.

- A. **APPROVAL OF VOUCHER LIST OF BILLS DATED MARCH 5, 2019 IN THE AMOUNT OF \$687,886.44**
- B. **APPROVAL OF VILLAGE BOARD MEETING MINUTES OF FEBRUARY 19, 2019**
- C. **REQUEST FROM MISERICORDIA TO HOLD JELLY BELLY CANDY DAYS TAG DAY FUNDRAISER ON APRIL 26 AND 27, 2019 IN THE VILLAGE OF VERNON HILLS**
- D. **REQUEST FROM CLEARBROOK TO HOLD JELLY BELLY DAY TAG DAY FUNDRAISER ON MAY 10 AND 11, 2019 IN THE VILLAGE OF VERNON HILLS**
- E. **APPROVAL AND PASSAGE OF ORDINANCE 2019-026 AN ORDINANCE AUTHORIZING A SIGN VARIATION FOR BEAR FIT (BC Atkinson)**
- F. **APPROVAL AND PASSAGE OF ORDINANCE 2019-027 AN ORDINANCE GRANTING VARIATIONS FROM THE SIGN CODE FOR WALMART LOCATED AT 555 EAST TOWNLINE ROAD, IN THE VILLAGE OF VERNON HILLS, LAKE COUNTY (BC Atkinson)**

- G. APPROVAL AND PASSAGE OF ORDINANCE 2019-028 APPROVING DESIGN AND MATERIAL CHANGES TO ONE WALL SIGN AND TWO MONUMENT SIGNS FOR “ARRIVE TOWN CENTER” LOCATED WITHIN THE VERNON HILLS TOWN CENTER, 1255 ROUTE 45 (BC Atkinson)
- H. APPROVAL AND PASSAGE OF ORDINANCE NO. 2019-029 AN ORDINANCE AUTHORIZING THE VILLAGE MANAGER TO ENTER INTO A CONTRACT WITH AMERICAN DEMOLITION CORPORATION FOR DEMOLITION AND SITE RESTORATION OF THE LASCHEN CENTER (Atkinson)
- I. APPROVAL AND PASSAGE OF ORDINANCE NO. 2019-030 AN ORDINANCE AUTHORIZING APPROVAL OF EXPENDITURES TO CURRIE MOTORS FOR THE PURCHASE OF ONE (1) 2019 FORD ESCAPE IN THE AMOUNT OF \$21,190.00 (Director Brown)
- J. APPROVAL AND PASSAGE OF ORDINANCE 2019-031 AN ORDINANCE AMENDING ORDINANCE 2019-019 PROHIBITING THE SALE OF RABBITS WITHIN THE VILLAGE OF VERNON HILLS (BC Atkinson)
- K. APPROVAL AND PASSAGE OF ORDINANCE 2019-032 AN ORDINANCE AUTHORIZING APPROVAL OF A CONTRACT WITH CIVILTECH ENGINEERING FOR AN AMOUNT NOT TO EXCEED \$453,389 (Director Brown)
- L. APPROVAL AND PASSAGE OF RESOLUTION 2019-009 A RESOLUTION GRANTING APPROVAL TO OPERATE AN OUTDOOR SPECIAL EVENT FOR HAWTHORN MALL LOCATED AT 122 HAWTHORN CENTER (BC Atkinson)

- VII. Unfinished/Additional Business
- VIII. New Business/Communications
- IX. Recess/Adjournment

A closed session to discuss land acquisition-[Sec. 2(c)(5)]; litigation-[Sec. 2(c) (11)]; personnel-[Sec. 2(c)(1)] and 2(c)(2); approval of minutes is scheduled

The Village of Vernon Hills is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and require certain accommodations in order to allow them to observe and/or participate in this meeting, or have questions regarding the accessibility of the meeting or the facilities, should contact Assistant Village Manager Jon Petrillo at (847) 918-3540 promptly to allow the Village to make reasonable accommodations for those persons.

**AGENDA
COMMITTEE OF THE WHOLE MEETING
VERNON HILLS VILLAGE BOARD
MARCH 5, 2019**

*UNLESS DECIDED OTHERWISE BY BOARD ACTION, DISCUSSION AT
COMMITTEE OF THE WHOLE LEVEL WILL CONCLUDE AT 10:00 P.M.*

- 1. APPROVAL OF COMMITTEE OF THE WHOLE MEETING MINUTES OF FEBRUARY 19, 2019**

- 2. PRESENTATION OF 2019/20 BUDGET**
 - A. Opening / Introductory Comments - VM Fleischhauer**
 - B. Overview / General Revenues – Larry Nakrin / Treasurer Fairbairn**
 - C. Police Department – Chief Kreis**
 - D. Dispatch Center Fund – Chief Kreis**
 - E. DUI Sub-Fund & Drug Forfeiture Fund – Chief Kreis**
 - F. Fire & Police Commission – Chief Kreis**
 - G. Public Works Department – Commissioner Brown**
 - H. Capital Sub-Fund – Commissioner Brown**
 - I. Motor Fuel Tax Fund – Commissioner Brown**
 - J. Metra Parking Sub-Fund – Commissioner Brown**
 - K. Replacement Fund – Commissioner Brown**

- 3. ADJOURNMENT**

The Village of Vernon Hills is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and require certain accommodations in order to allow them to observe and/or participate in this meeting, or have questions regarding the accessibility of the meeting or the facilities, should contact Assistant Village Manager, Jon Petrillo, at (847) 918-3540 promptly to allow the Village to make reasonable accommodations for those persons.

**SUMMARY FOR VILLAGE BOARD AND COMMITTEE OF THE WHOLE MEETINGS
OF MARCH 5, 2019**

V. Officials Reports

A. Village President

B. Village Manager

C. Assistant Village Manager

D. Finance Director/Treasurer

1. **FY 2017-18 Municipal Compliance Report for Police Pension Fund (detail at end of packet)**

E. Chief of Police

F. Public Works Director/Village Engineer

G. Building Commissioner

1. **Summary Resolution 2019-009 Special Event at Hawthorn Mall**
2. **Summary Ordinance 2019-029 American Demolition Corporation Contract**

VII. Omnibus Vote Agenda

A. APPROVAL OF VOUCHER LIST OF BILLS DATED MARCH 5, 2019 IN THE AMOUNT OF \$687,886.44 (detail at end of packet)

B. APPROVAL OF VILLAGE BOARD MEETING MINUTES OF FEBRUARY 19, 2019

C. REQUEST FROM MISERICORDIA TO HOLD JELLY BELLY CANDY DAYS TAG DAY FUNDRAISER ON APRIL 26 AND 27, 2019 IN THE VILLAGE OF VERNON HILLS

D. REQUEST FROM CLEARBROOK TO HOLD JELLY BELLY DAY TAG DAY FUNDRAISER ON MAY 10 AND 11, 2019 IN THE VILLAGE OF VERNON HILLS

E. APPROVAL AND PASSAGE OF ORDINANCE 2019-026 AN ORDINANCE GRANTING A VARIATION FROM THE SIGN CODE FOR BEARS FIT LOCATED AT 155 EAST TOWNLINE ROAD, IN THE VILLAGE OF VERNON HILLS, LAKE COUNTY (BC Atkinson)

The petitioner is requesting a variation from the Sign Code to allow the installation of two new wall sign and one ground mounted sign. The new wall signs would replace the existing signs on the front (north) and side (east) façades of the building. The new ground sign would replace the existing in the same location adjacent to Townline Road.

The Sign Code requires that logo's: 1) Not dominate the sign; 2) Either precedes, follow or be incorporated into the lettering; 3) Be counted toward the total allowable sign area; 4) Not exceed the width of two letters; and 5) Not exceed the height of the lettering. The proposed logos for each sign would comply with all requirements except that the height and width of the logos would exceed the limitations of the Sign Code. A variation is therefore required to allow the logos.

The Village Board considered this request and recommendation from the Zoning Board of Appeals at its Committee of the Whole meeting on February 19, 2019. After review and discussion, the Committee concurred with the ZBA's recommendation and directed staff to prepare an ordinance granting a variation from the Sign Code to allow logos on three (3) signs to exceed the height of the lettering and to exceed the width of any two letters. The motion to approve passed unanimously.

Ordinance 2019-026 is recommended for approval.

F. APPROVAL AND PASSAGE OF ORDINANCE 2019-027 AN ORDINANCE GRANTING VARIATIONS FROM THE SIGN CODE FOR WALMART LOCATED AT 555 EAST TOWNLINE ROAD, IN THE VILLAGE OF VERNON HILLS, LAKE COUNTY (BC Atkinson)

The petitioner is requesting variations from the Sign Code to allow the installation of three (3) new wall signs on the north elevation. The primary "Walmart" sign located over the main entrance would replace the existing. A variation was previously granted for this sign in 2009 allowing a height that is greater than the lettering and a width that is wider than two letters.

The additional new signs include the "Pickup" sign with logo and the "Pharmacy" sign. The new signs are intended to support Walmart's on-line and pharmaceutical services.

The Village Board considered this request and recommendation from the Zoning Board of Appeals at its Committee of the Whole meeting on February 19, 2019. After review and discussion, the Committee concurred with the ZBA's recommendation and directed staff to prepare an ordinance granting a variation from the Sign Code to allow three (3) wall signs in lieu of the maximum permitted number of one (1); and to allow a logo to exceed the height of the lettering and to exceed the width of any two letters. The motion to approve passed unanimously.

Ordinance 2019-027 is recommended for approval.

G. APPROVAL AND PASSAGE OF ORDINANCE 2019-028 APPROVING DESIGN AND MATERIAL CHANGES TO ONE WALL SIGN AND TWO MONUMENT SIGNS FOR "ARRIVE TOWN CENTER" LOCATED WITHIN THE VERNON HILLS TOWN CENTER, 1255 ROUTE 45 (BC Atkinson)

Representatives from Arrive Town Center Apartments appeared before the COW on February 19, 2019 to request approval of three (3) new Development Identification signs for the property previously known as "The Commons at Town Center." Approval of the redesigned signs is requested in support of new ownership and a new name for the apartment building. Each of the three signs will replace existing signs at the following locations: 1) Attached to the wall above the main entrance of the building; 2) Ground mounted monument sign adjacent to Route 45; and 3) Ground mounted monument sign adjacent to Town Center Road.

After review and dissuasion, the COW directed staff to prepare an ordinance amending Ordinance 2007-31, as amended, to allow design and material changes to the Development Identification signs, conditioned upon:

1. The sign shall be in accordance with the color renderings, consisting of three pages, prepared by Ramsay Signs, dated January 17, 2019.
2. The sign shall be located in accordance with the site plan titled, "Arrive Town Center Apartments", stamp dated February 13, 2019.
3. Landscaping shall be in general compliance with the landscape plan approved as part of Ordinance 2007-031 and shall be subject to review and approval by the Village landscape Technician.

Ordinance 2019-028 is recommended for approval.

H. APPROVAL AND PASSAGE OF ORDINANCE 2019-029, AN ORDINANCE AUTHORIZING THE VILLAGE MANAGER TO ENTER INTO A CONTRACT WITH AMERICAN DEMOLITION CORPORATION FOR DEMOLITION AND SITE RESTORATION OF THE LASCHEN CENTER (BC Atkinson)

BACKGROUND

The Village Board, as part of the FY18-19 CIP budget, authorized funds for the demolition and site restoration of the Laschen Center. The Park District moved out over a year ago and the building no longer serves a functional purpose for the Village. The total budgeted amount approved by the Village Board is \$300,000.

The Village contracted with Midwest Environmental Consulting Services to complete a hazardous material survey and report. State of Illinois regulations requires the survey and report in advance of any building demolition. The test results came back generally good, however asbestos was discovered in various building components, including certain floor tiles, pipe insulation and ceiling grid tiles. The Village Board, at its meeting on February 5, 2019 authorized contract with Holian Asbestos Removal and Encapsulation Corporation for contract services to abate the asbestos from the building. The Village Board also authorized a contract with Midwest Environmental Consulting Services to manage the entire abatement project, including daily site monitoring of all work, air sampling & monitoring tests, maintenance of daily project logs in accordance with state requirements, check of daily work submittals (including license numbers, medicals and fit test documentation) and documentation of waste disposal. With all abatement work completed, the Village is now moving into the demolition phase.

DEMOLITION CONTRACTOR - SELECTION PROCESS

Over the past several weeks, staff has been working with the Hezner Corporation in preparing bid specifications for the demolition and site restoration of the building and facilities. A bid notice was published on January 16, 2019. A site walk thru for interested bidders was conducted on February 1, 2019. The bids were opened in public on February 15, 2019. Four (4) firms submitted proposals in response to the request.

- American Demolition Corporation \$226,300.00
- Alpine Demolition \$238,000.00
- Green Demolition \$267,800.00
- Hezcorp \$312,322.00

RECOMMENDATION

After careful review and qualification of each respondent, staff (with consultation from Hezner Corporation) has determined that American Demolition Corporation is the most responsible and responsive company.

If the Board feels the contract is appropriate, a motion approving Ordinance 2019-029, authorizing the Village Manager to enter into a contract with American Demolition Corporation in the amount to exceed \$226,600, is recommended. Staff further requests a project contingency in the amount not to exceed \$30,000 to cover expenses arising from unforeseen conditions during the demolition process. Please note, the total project cost including professional services, abatement, demolition and contingency is \$299,353 and is within the budgeted amount of \$300,000.

Ordinance 2019-029 is recommended for approval.

I. APPROVAL AND PASSAGE OF ORDINANCE NO. 2019-030 AN ORDINANCE AUTHORIZING APPROVAL OF EXPENDITURES TO CURRIE MOTORS FOR THE PURCHASE OF ONE (1) 2019 FORD ESCAPE IN THE AMOUNT OF \$21,190.00 (Director Brown)

Staff seeks approval to purchase one (1) 2019 Ford Escape for the Community Development Department to replace a previous inspector vehicle that had been involved in an accident and deemed un-repairable. There are currently cash reserves in the Vehicle Replacement Fund for the purchase of said vehicle through Currie Motors for an amount of \$21,190.

Ordinance 2019-030 is recommended for approval.

J. APPROVAL AND PASSAGE OF ORDINANCE 2019-031, AMENDING ORDINANCE 2019-019 PROHIBITING THE SALE OF RABBITS WITHIN THE VILLAGE OF VERNON HILLS (BC Atkinson)

In response to feedback from animal advocacy groups, and for the purpose of preventing inhumane breeding conditions, promoting community awareness of animal welfare, and fostering a more humane environment, the Village Board, at its meeting on February 5, 2019 approved Ordinance 2019-019 prohibiting the sale of dogs and cats within the Village.

As part of discussion, the Village Board determined that rabbits should be added to the list of prohibited animal sales. Staff was directed to prepare an Ordinance, amending Ordinance 2019-019, prohibiting the sale of rabbits within the Village. Please note, the prohibition applies to both retail sale in stores and thru a broker. By definition, the Ordinance does not specify the means by which the sale takes place; it simply establishes that the sale of dogs, cats, and now rabbits are prohibited. This would apply to both retail establishments and brokers.

Ordinance 2019-031 is recommended for approval.

K. APPROVAL AND PASSAGE OF ORDINANCE 2019-032 AN ORDINANCE AUTHORIZING APPROVAL OF A CONTRACT WITH CIVILTECH ENGINEERING FOR AN AMOUNT NOT TO EXCEED \$453,389 (Director Brown)

The Village has identified the need for improvements to Lakeview Parkway from Center Drive to Fairway Drive. The attached location map is provided for reference.

Staff has worked with Lake County Department of Transportation for multiple years and this project Lake County Council of Mayor's is included on the approved project list for Federal funding. Furthermore, an Open House was held last year at the Sullivan Center to communicate the proposed improvements and schedule to residents and businesses. Subsequently, the Project has received design approval and is in the need for Phase 2 Engineering Services. As part of the federal funding requirements, staff went thru a Qualification Based Selection process whereby Civiltech Engineering was selected. This was affirmed by the Village Board.

The Village Board approved \$474,000 in the FY18-19 budget for Phase 2 Engineering and Civiltech Engineering's contract is within budget. Upon completion of this phase, the Village will invoice IDOT for their 80 % reimbursement or \$362,712. The Village portion will be \$90,678 for the Phase 2 Professional Engineering Services.

The Land Acquisition is also included in the FY18-19 budget, but will not be expended until FY19-20. Therefore, the \$519,000 funding will remain in Village Reserves and a budget amendment will be required in the FY19-20 fiscal year. Land Acquisition is not eligible for reimbursement, but the Village has made good progress in obtaining ROW and easements to minimize our Village's expenditures to keep within budget.

The project is tentatively scheduled for a March 2020 IDOT bid letting and the Phase 2 plan, specification and land acquisition steps are required prior to construction.

Recommendation- Staff recommends approval of Ordinance 2019-032 authorizing the Village Manager to execute all required documents for the Lakeview Phase 2 Professional Services with Civiltech Engineering, Inc. at a cost not to exceed \$453,389 subject to the Village Attorney's approval of said documents. Additionally, the Finance Director is authorized to make payment to Civiltech Engineering, Inc. in an amount not to exceed \$453,389.

L. APPROVAL AND PASSAGE OF RESOLUTION 2019-009 A RESOLUTION GRANTING APPROVAL TO OPERATE AN OUTDOOR SPECIAL EVENT FOR HAWTHORN MALL LOCATED AT 122 HAWTHORN CENTER (BC Atkinson)

Adrenaline, in partnership with Hawthorn Mall is requesting approval of an outdoor special event. The "Bunny Rock 5K and Kids Egg Hunt" would take place on Saturday, April 13, 2019 from 8:30 am to 10:30 am. The Easter themed 5K family run/walk would be staged from the former Sears parking lot. The race route includes Ring Road, Center Drive, Lakeview Parkway and Museum Blvd. An Easter egg hunt will take place at 9:45 upon conclusion of the 5K. A petting zoo will also be on site. Barricades and cones will be used to separate participants from vehicular traffic. Proceeds will benefit PAD'S of Lake County.

The special event application along with a site plan showing the race route is attached to your packet.

Section 13.7.6 of the Zoning code authorizes the Village Board to approve outdoor uses within the B-1, General Business District.

If the board feels that the special event is appropriate, a motion to approve the attached resolution is recommended subject to the following conditions:

1. The special event shall take place on Saturday, April 13, 2019 from 8:30 am until 10:30 am.
2. Compliance with the site plan dated February 10, 2019.
3. The Village reserves the right to require police department personnel on site to direct traffic at locations where the race route crosses a public right of way. The cost for police staffing shall be the responsibility of Hawthorn Mall.
4. Race marshals shall be stationed at appropriate locations along the race route to direct runners.
5. Cones and barricades shall be placed at appropriate locations in parking lot to effectively separate participants from vehicular traffic.
6. Garbage receptacles shall be provided and the general vicinity shall be cleaned immediately following each day of the event.

Resolution 2019-009 is recommended for approval.

VII. Unfinished/Additional Business

VIII. New Business/Communications

A. OTHER ITEMS

IX. Recess/Adjournment

COMMITTEE OF THE WHOLE MEETING

1. APPROVAL OF COMMITTEE OF THE WHOLE MEETING MINUTES OF February 19, 2019

2. PRESENTATION OF 2019/20 BUDGET

- A. Opening / Introductory Comments - VM Fleischhauer
- B. Overview / General Revenues / Multi Year Plan (detail at end of packet) – Larry Nakrin / Treasurer
Fairbairn (Multi Year Financial Plan - detail at end of packet)
- C. Police Department – Chief Kreis
- D. Dispatch Center Fund – Chief Kreis
- E. DUI Sub-Fund & Drug Forfeiture Fund – Chief Kreis
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