

**VILLAGE OF VERNON HILLS
MINUTES OF THE COMMITTEE OF THE WHOLE MEETING
OF JANUARY 5, 2021 - CONDUCTED VIA ZOOM**

Village President Byrne called the meeting to order at 9:15PM conducted via Zoom.

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

Also present were: Village Manager Fleischhauer, Assistant Village Manager Petrillo, Chief Kreis, Community Development Director Atkinson, Public Works Director Brown, CFO Cratty, Benefits Coordinator Svendsen, Village Attorney Forte, and Recording Secretary DeAnda.

**1. APPROVAL OF THE COMMITTEE OF THE WHOLE MEETING MINUTES OF
DECEMBER 8, 2020**

Motion by Trustee Schultz, second by Trustee Marquardt, to approve Committee of the Whole Minutes for the December 8, 2020 meeting.

Roll call vote:

AYES: 7 – Koch, Takaoka, Oppenheim, Schultz, Marquardt, Forster, Byrne

NAYS: 0 – None

ABSENT AND NOT VOTING: 0 - None

Motion carried.

**2. SOUTH LAKE INDUSTRIAL CENTER - CONCEPT PRESENTATION TO REVISE
AND EXPAND THE LIGHT INDUSTRIAL DEVELOPMENT ON PROPERTIES
COMMONLY KNOWN AS THE DARLING FARM AND THE FORGE CLUB,
GENERALLY LOCATED WEST OF MILWAUKEE AVENUE AND SOUTH OF
CORPORATE WOODS PARKWAY**

DCD Atkinson introduced representatives of Panattoni Development who appeared before the COW for concept presentation of their plans to revise and expand the light industrial development on properties commonly known as the Darling Farm and the Forge Club. The petitioner was seeking an amendment to the original PUD (Approved by Ordinance 2020-085) that would allow the relocation of Building B onto a newly assembled parcel that combines an undeveloped portion of the Darling Farm with the Forge Club property.

The amendment to the original site plan would accommodate a large e-commerce user that plans to lease Buildings A and C. The land between these buildings would be utilized for the storage and loading of delivery vans and for employee parking. The new storage/loading area would be screened from view by Building A to the west, Building C to the East, Building D to the south and mature landscaping to the north. There is a narrow site line southwest of the new parking lot between Buildings A and D. Staff would review this area closely during technical review to assure that adequate screening was provided.

The undeveloped portion of the Darling Farm and Forge Club properties adjacent to Milwaukee Avenue would be developed with a 155,000 square foot light industrial building. The petitioner was working with IDOT for full access to Milwaukee Avenue; however, staff believes that only a ¾ access would be allowed. A second access would also be provided to the property. There are two options under consideration:

- 1) Purchase the vacant property to the north and connect to Corporate Woods Parkway; and
- 2) Provide a road through the detention basin and connect to Darling Drive.

The new building adjacent to Milwaukee Avenue would be similar in design to other buildings in the development, utilizing pre-cast tilt-up panels. Full height glass curtain walls would be designed into main entrances and glass punch out windows would serve office areas. The design would meet current market requirements including, taller ceiling heights, exterior loading docks, large on-site truck maneuvering areas, adequate vehicle parking, energy efficiency, wider interior column spacing and uniform rectangular footprints.

Copies of the proposed site plan and color renderings were attached to the packet.

The Board directed petitioner to begin technical review. Village Attorney Forte advised the petitioner that this was concept review and non-binding on the Village Board.

3. FIVE YEAR CAPITAL IMPROVEMENT PLAN PRESENTATION (PW Dir Brown/CFO Cratty)

PWD Brown and CFO Cratty requested direction on the Five-Year Capital Improvement Plan.

Draft 5 Year Capital Improvement Plan

PWD Brown stated to assist in the Virtual COW meeting discussions, staff consolidated sections of the CIP.

Groups

A (Lines 6-35) Street Paving/Streetscape Improvements/Preventative Maintenance/Bikepath & Sidewalk Improvements/Traffic signals

Consistent with past program budgets with the following highlights or exceptions:

Road Program (MFT)	recently presented \$1,100,000
Annual Sidewalk program	proposed increase from \$75,000 to \$80,000
Butterfield Rd path	commitment of \$150,000 to LDOT made (LDOT lead agency)

B (Lines 39-46) Capacity Enhancements

Lakeview/Fairway/Rte 60	Programmed for 2013 construction
	Land Acquisition \$519,000 is required prior to a bid letting

C (Lines 50-64) Street Lighting/Open Space/Stormwater Improvements

Consistent with past program budgets with the following highlights or exceptions:

Local Drainage Improvements	\$100,000 was a new initiative in FY20-21, but deferred
Harvey Lake Bridge Construction	\$180,000 to provide access to the southside of lake
Crabtree Lane Culvert Lining	\$250,000 to line 48" CMP/ End of Life

D (Lines 67-78) Metra Station/Village Hall

Tennis Court Contribution to Park	\$75,000 was deferred/anticipate renovations in spring 2021 by Park District
-----------------------------------	--

Exterior Painting, Staining & Caulking \$25,000 required on 2 to 3 year cycle

Carpeting of Offices \$82,000

E (Lines 79-98) Municipal GC/Arborettheatre

Irrigation Pump Repairs \$100,000

Toro Sand Pro 5040 \$21,000 to replace existing 2008 unit

Golf Course Utility Vehicle Proposed transfer PW 2008 Bobcat & purchase new one for PW

TransPro trailer \$1700

Arborettheatre waterfall repair \$40,000 inspection reflected the need to address a 2nd waterfall

F (Lines 99-124) Comm Center/Police/PW facilities

Comm Ctr Flat Roof Replacement \$200,000 to replace 25-year-old roof

Comm Ctr Replacement Boilers \$90,000

Police Paint Cell block \$25,000

Police Firing Range backstop \$100,000 to improve ability to use rifles vs using an external location

Sirens \$36,000 to update the Rte 45/Fairway siren. FY22-23 VHHS completes program

PW Painting interior \$20,000

G (Lines 125-143) VHAC/Phillip facilities

VHAC stain buildings & dugouts \$20,000

VHAC MUSCO lighting fields 1-4 \$20,000

Phillip Police impound lot \$60,000 to add new enclosed asphalt lot w/fencing

Phillip tree removal/replacement \$15,000

Phillip fence replacement \$40,000

Phillip asphalt parking lot \$40,000 to repair existing lot

H (Lines 144-157) IT Equipment

PD/VH QNAP physical storage \$20,000

Comm Center UPS replacement \$100,000

Continuation of Operations \$30,000

Work from Home

Emergency Replacement-Core Switch \$35,000

Village CCTV Cameras \$90,000 (deferred from FY21)

Mobile Data Terminals-PD	\$30,000
PD ESX Servers-replacement	\$65,000
Copiers-PW/PD/VH	\$15,000
SAN Upgrades-PD/VH	\$50,000

Note: Facility maintenance items less than \$20,000 will be placed in the Operation budgets for this proposed budget year.

4. ADJOURNMENT

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

All in favor vote.

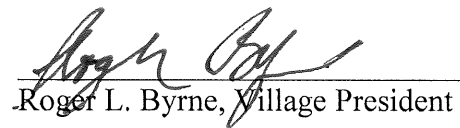
Motion carried.

Meeting adjourned at 10:10PM.

Approved this 19th day of January 2021.



Mark Fleischhauer, Village Manager



Roger L. Byrne, Village President