

**VILLAGE OF VERNON HILLS
MINUTES OF THE COMMITTEE OF THE WHOLE MEETING
OF MARCH 1, 2022**

Trustee Koch called the meeting to order at 7:12PM

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

Also present were: Village Manager Timony, Assistant Village Manager Petrillo, Director of Community Development Atkinson, Public Works Director Brown, Chief Kreis, Finance Director Flori, Village Attorney Forte, and Recording Secretary DeAnda.

Motion by Trustee Oppenheim, second by Trustee Marquardt, to appoint Trustee Koch as President Pro Tem for the duration of the meeting.

Roll call vote:

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

NAYS: 0 – None

ABSENT AND NOT VOTING: 1 - Byrne

Motion carried.

**1. APPROVAL OF THE COMMITTEE OF THE WHOLE MEETING MINUTES OF
FEBRUARY 15, 2022**

Motion by Trustee Schenk, second by Trustee Marquardt, to approve the Committee of the Whole meeting minutes of February 15, 2022.

Roll call vote:

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

NAYS: 0 – None

ABSENT AND NOT VOTING: 1 - Byrne

Motion carried.

**2. CONCEPT PRESENTATION FOR A NEW OFFICE/WAREHOUSE FACILITY LOCATED AT
100 S. MILWAUKEE AVENUE**

DCD Atkinson introduced David Riefe, Senior VP, and Brian Novak, Development Manager, Seefried Properties, who appeared before the COW for concept presentation of its plans to construct a new office/warehouse facility – Project Zeus - on property formerly occupied by American Hotel Register (AHR). They are currently under contract to purchase the property. The automated facility would receive, store, and fulfill customer orders. Products are first received and stored at the warehouse. Upon purchase, products are then packaged and delivered by truck to another distribution facility within the company's distribution system. Deliveries are not made directly to customers from this location. The warehouse would utilize up to 1,000 employees and operate 24 hours/day. The existing AHR office and warehouse buildings would be replaced with a new 5-story facility that would be 110 feet above grade. The overall footprint would be 649,653 square feet. The proposed total size, including all floors, would be 2.946 million square feet. Building placement would be generally centered on the property, located 250 feet north of the residential neighborhood to the south. Vehicular parking with a capacity of 1,350 stalls would be located on the front (east) side of the building. Trailer storage with a capacity of 320 stalls would be located behind the building. Fifty-five (55) loading docks are proposed along the west and north sides of the building. There would be no loading docks facing south. Main access to the property would utilize the existing signalized intersection at Milwaukee Avenue (located between the two ponds). The petitioner also proposed a secondary right-in/right-out access drive to Milwaukee Avenue on the south side of the property. A truck guardhouse would be located on the north side of the building. This would serve as the primary location for trucks entering and exiting the property. A secondary guardhouse would be located to the south for use by trucks during periods of peak demand. Two water tanks are proposed, one located at the north/west corner of the property and the other located further south (approximately 250 feet north of the residential neighborhood). Each would be 40 feet in diameter and 34 feet in height. The landscape plan includes

preservation of existing trees around the detention ponds adjacent to Milwaukee Avenue. Proposed new landscaping would be located along the other three property lines to provide screening from adjacent properties. Special attention would be given to landscape designs along the south property line to assure effective screening of the residential neighborhood. Extension of the existing screen wall is likely required. The building's exterior would be a combination of precast wall panels on the lower level and prefinished metal wall panels on the upper levels. The design includes articulation at prominent locations of the facade to provide architectural relief and dimensional change to the exterior wall plane. The proposed front facing, 1-story office space also provides architectural relief. The buildings color pallet includes grey and light beige earth tones along with decorative blue banding at the top. The site is located within Continental Executive Park (CEP) and is subject to the zoning requirements set forth in Exhibit E of the ordinance approving the Planned Unit Development. The petitioner would be seeking relief from certain requirements including height, building coverage and potential other zoning requirements. Staff would take a closer look at this along with parking and traffic impacts as part of the technical review process.

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

Some of the COW's concerns were preference for a northern access rather than southern access; building height; truck traffic noise levels; sightlines and proximity to residential; peak season operation; and enhanced architecture.

Pete Miles, 213 Aberdeen Drive, is seeing a saturation of warehouses and a massive influx of traffic at peak times; feels a warehouse with a 24/7 operation and peak times at the holidays would be busy year-round; he asked if there was a way to combine IDOT study with traffic influx of the development next to Lifetime Fitness; asked what would be required to change zoning.

Antonio Ramone, lives next to Walter E. Smith, had water problems with Walther E. Smith development, feels there is too much hard surface and the ponds are at full capacity. PWD Brown anticipates the southerly pond would be expanded.

Christy Kelly Ewing, 16197 W. Woodbine Circle, concerned about noise and water problems. She played a recording of current truck noise from her kitchen window.

DCD Atkinson reminded the residents the zoning for the property specifically allows warehouse distribution facilities whether it is Project Zeus or the next warehouse project. There is a big demand for those type of facilities due to the e-commerce environment.

President Pro Tem Koch noted the proposed loading docks would be much further from the property line than the current loading docks.

Neighbor of Christy Ewing, Woodbine Circle, is concerned with increased traffic for 1,000 employees and more trucks.

PWD Brown stated the traffic study would look at the impact of traffic on Milwaukee Avenue.

Trustee Takaoka urged the residents to attend the Planning & Zoning meeting for this development.

Mark Czerwinski, 16245 W. Woodbine Circle, had concerns with right lane merging on Milwaukee with truck traffic; huge building; flooding when snow piles melt off that the ponds cannot handle.

Dee Kotek, 16245 W. Woodbine, would like to see a comparable building. Petitioner was agreeable to the Village coordinating that option.

Attorney Forte advised the petitioner that the COW's concurrence with the concept presentation was non-binding on the Village Board.

Trustee Oppenheim suggested consideration of solar panels and objected to the southern drive.

The COW directed Seefried Properties to begin the technical review process and appear before the Planning and Zoning Commission for a public hearing.

3. HAWTHORN MALL CONCEPT PRESENTATION FOR A NEW RESTAURANT LOCATED AT 122 HAWTHORN CENTER DRIVE

John Meshel, Senior VP Centennial Real Estate, and Brian Zielinski appeared before the COW for concept presentation of its plans to construct a new restaurant on the north out-lot adjacent to Milwaukee Avenue (south/west corner of Ring Drive and Milwaukee Avenue). Mr. Zielinski stated it was a high-end, award-winning steakhouse. The restaurant would be located on a lot previously approved as part of a 3-lot subdivision (Ordinance 2020- 017). As part of this approval, the Board also approved a variation from the Zoning Code allowing a landscape buffer of 11.82 feet adjacent to Milwaukee Avenue along with preliminary site and landscape plan approvals. The Board directed that final site and landscape plans along with architectural approvals be considered as individual lots are developed. The restaurant would be approximately 11,500 square feet in size with a capacity of 291 indoor seats and 48 patio seats. Building placement would be oriented to the north side of the parcel, in compliance with height and setback requirements of the Zoning Code. A porte cochere serves the main entrance on the west side of the building. Valet service would be also provided at this location. An outdoor patio is proposed on the north side of the building and includes a wind/solar screen and two outdoor fireplaces. Low height decorative planters would be located around the perimeter. An operable exterior partition connects the patio with the interior bar. A variation is required for parking count. Staff would request a parking study and take a closer look at traffic impacts as part of the technical review process. The 1-story building would be contemporary in design. Exterior cladding would be primarily large format tile with steel accents and backlit metal screens providing depth and texture. Large volume glass anchors the north/west corner of the building. The color palette includes dark bronze (steel) along with white and cream tones (tile).

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

The COW directed Centennial Real Estate to begin the technical review process and appear before the Planning and Zoning Commission for a public hearing.

Attorney Forte advised the petitioner that the COW's concurrence with the concept presentation was non-binding on the Village Board.

4. PROPOSED FY 22/23 BUDGET PRESENTATION

Copies were distributed to the Board. Link to 2022/2023 Proposed Budget:
<https://www.vernonhills.org/182/Financial-Document>

PROPOSED BUDGET OVERVIEW

VM Timony recognized FD Flori and staff's work on the budget preparation.

VM Timony gave an overview of the 2022/2023 proposed budget.

POLICE DEPARTMENT

The Police Department recommended budget is \$11,418,660, representing a 3.2% increase from the 2021/2022 approved budget.

Motion by Trustee Oppenheim, second by Trustee Schenk, approving the Police Department budget in the amount of \$11,418,660 as presented.

Roll call vote:

AYES: 6 – Oppenheim, Koch, Takaoka, Forster, Marquart, Schenk

NAYS: 0 – None

ABSENT AND NOT VOTING: 1 – Byrne

Motion carried.

DISPATCH CENTER FUND

The Dispatch Center Fund recommended budget is \$2,941,596, representing a 2.57% increase from the 2021/2022 approved budget.

Motion by Trustee Marquardt, second by Trustee Oppenheim, approving the Dispatch Center Fund budget in the amount of \$2,941,596 as presented.

Roll call vote:

AYES: 6 – Oppenheim, Koch, Takaoka, Forster, Marquart, Schenk

NAYS: 0 – None

ABSENT AND NOT VOTING: 1 – Byrne

Motion carried.

POLICE AND FIRE COMMISSION

The Police and Fire Commission recommended budget is \$16,700, representing a 6.7% decrease from the 2021/2022 approved budget.

Motion by Trustee Schenk, second by Trustee Oppenheim, approving the Police and Fire Commission budget in the amount of \$16,700 as presented.

Roll call vote:

AYES: 6 – Oppenheim, Koch, Takaoka, Forster, Marquart, Schenk

NAYS: 0 – None

ABSENT AND NOT VOTING: 1 – Byrne

Motion carried.

PUBLIC WORKS DEPARTMENT

The Public Works Department recommended budget is \$6,185,501, representing a 6.0% increase from the 2021/2022 approved budget.

Motion by Trustee Oppenheim, second by Trustee Marquardt, approving the Public Works Department budget in the amount of \$6,185,501 as presented.

Roll call vote:

AYES: 6 – Oppenheim, Koch, Takaoka, Forster, Marquart, Schenk

NAYS: 0 – None

ABSENT AND NOT VOTING: 1 – Byrne

Motion carried.

COMMUNITY DEVELOPMENT

The Community Development recommended budget is \$915,561, representing a 0.2% increase from the 2021/2022 approved budget.

Motion by Trustee Schenk, second by Trustee Marquardt, approving the Community Development budget in the amount of \$915,561 as presented.

Roll call vote:

AYES: 6 – Oppenheim, Koch, Takaoka, Forster, Marquart, Schenk

NAYS: 0 – None

ABSENT AND NOT VOTING: 1 – Byrne

Motion carried.

ADMINISTRATION

The Administration recommended budget is \$3,540,635, representing a 1.4% increase from the 2021/2022 approved budget.

Motion by Trustee Oppenheim, second by Trustee Marquardt, approving the Administration budget in the amount of \$3,540,635 as presented.

Roll call vote:

AYES: 6 – Oppenheim, Koch, Takaoka, Forster, Marquart, Schenk

NAYS: 0 – None

ABSENT AND NOT VOTING: 1 – Byrne

Motion carried.

JUDICIARY

The Judiciary recommended budget is \$445,000, representing a 6.1% decrease from the 2021/2022 approved budget.

Motion by Trustee Oppenheim, second by Trustee Forster, approving the Judiciary budget in the amount of \$445,000 as presented.

Roll call vote:

AYES: 6 – Oppenheim, Koch, Takaoka, Forster, Marquart, Schenk

NAYS: 0 – None

ABSENT AND NOT VOTING: 1 – Byrne

Motion carried.

PRESIDENT AND BOARD

The President and Board recommended budget is \$121,142, representing a no change from the 2021/2022 approved budget.

Motion by Trustee Oppenheim, second by Trustee Marquardt, approving the President and Board budget in the amount of \$121,142 as presented.

Roll call vote:

AYES: 6 – Oppenheim, Koch, Takaoka, Forster, Marquart, Schenk

NAYS: 0 – None

ABSENT AND NOT VOTING: 1 – Byrne

Motion carried.

SENIOR CITIZEN COMMITTEE

The Senior Citizen Committee recommended budget is \$20,650, representing a 42.4% decrease from the 2021/2022 approved budget.

Motion by Trustee Schenk, second by Trustee Oppenheim, approving the Senior Citizen Committee budget in the amount of \$20,650 as presented.

Roll call vote:

AYES: 6 – Oppenheim, Koch, Takaoka, Forster, Marquart, Schenk

NAYS: 0 – None

ABSENT AND NOT VOTING: 1 – Byrne

Motion carried.

EVENTS

The Events recommended budget is \$81,900, representing a 14.6% decrease from the 2021/2022 approved budget.

Motion by Trustee Oppenheim, second by Trustee Marquardt, approving the Events budget in the amount of \$81,900 as presented.

Roll call vote:

AYES: 6 – Oppenheim, Koch, Takaoka, Forster, Marquart, Schenk

NAYS: 0 – None

ABSENT AND NOT VOTING: 1 – Byrne

Motion carried.

SUMMER CELEBRATION SUB-FUND

The Summer Celebration Sub-Fund recommended budget is \$198,060, representing a 9.9% increase from the 2021/2022 approved budget.

Motion by Trustee Oppenheim, second by Trustee Marquardt, approving the Summer Celebration Sub-Fund budget in the amount of \$198,060 as presented.

Roll call vote:

AYES: 6 – Oppenheim, Koch, Takaoka, Forster, Marquart, Schenk

NAYS: 0 – None

ABSENT AND NOT VOTING: 1 – Byrne

Motion carried.

5. ADJOURNMENT

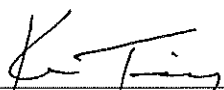
Motion by Trustee Schenk, second by Trustee Marquardt, to adjourn the Committee of the Whole meeting.

All in Favor Vote.

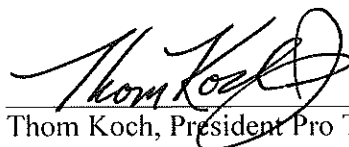
Motion carried.

Meeting adjourned at 10:11PM.

Approved this 15th day of March 2022.



Kevin Timony, Village Manager



Thom Koch, President Pro Tem