

**VILLAGE OF VERNON HILLS
MINUTES OF THE COMMITTEE OF THE WHOLE MEETING
OF MARCH 15, 2022**

Village Manager called the meeting to order at 7:19PM

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 Ferolo, and Recording Secretary Koehl.

Village Manager Timony called for a motion to appoint a Chairman Pro Tem for 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: 6 – Schenk, Takaoka, Marquardt, Forster, Oppenheim, Koch

NAYS: 0 – None

ABSENT AND NOT VOTING: 1 - Byrne

Motion carried.

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

Trustee Oppenheim asked that the minutes of the March 1, 2022 Committee of the Whole Meeting Minutes be amended to include his statement that he objected to the southern drive. Minutes have been amended.

Motion by Trustee Marquardt second by Trustee Schenk to approve the Committee of the Whole meeting minutes of March 1, 2022 as amended.

Roll call vote:

AYES: 6 – Marquardt, Forster, Oppenheim, Schenk, Takaoka, President Pro Tem Koch

NAYS: 0 – None

ABSENT AND NOT VOTING: 1 - Byrne

Motion carried.

**2. CONCEPT PRESENTATION FOR A PROPOSED DEVELOPMENT COMMONLY KNOWN
AS BELLE TIRE, LOCATED AT 1810 NORTH MILWAUKEE AVENUE**

John Nierzwicki of Enright Architects, representing Belle Tire appeared before the COW for concept presentation of their plans to construct a new store on the vacant lot adjacent to Aldi's in The Shoppe's of Gregg's Landing. Belle Tire sells and installs passenger vehicle tires, various automotive parts and offers minor automotive repairs such as brakes, alignments, batteries, shocks, struts and oil changes. No major engine, transmission repair or bodywork takes place in the facility. The site is located within the Gregg's Landing Planned Unit Development (GLPUD). Automobile service facilities require a Special Use Permit within the GLPUD.

The building would be approximately 10,000 square feet. The main entrance faces east, consistent with Aldi's orientation. The design and placement of the building complies with height and setback requirements of the zoning regulations applicable to the property. Parking counts are also in compliance. The proposed development includes extensive landscaping on the east and north side of the buildings foundation and around the perimeter of the parking lot. Landscape enhancements would also be provided around the existing detention pond adjacent to Milwaukee Avenue.

The 1-story building is designed to include four sided architectures. A majority of the exterior is clad with dimensional brick that includes cast stone and soldier course detailing. The storefront includes clear glazing with aluminum framing. A majority of the garage doors (8) provide access from the south. Two garage doors provide access from the west. A standing seam metal roof would be located over the main entrance canopy and over portions of the front (east) and side (north) facades. A decorative cornice detail (EIFS) would be located along the parapet.

Copies of the proposed site, landscape and floor plans along with color renderings were made available.

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

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

3. PROPOSED FY 2022/2023 BUDGET PRESENTATION

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

PROPOSED BUDGET OVERVIEW

Village Manager Timony gave an overview of the 2022/2023 proposed budget funds to be presented.

GOLF FUND

Vince Juarez of Kemper Sports and Kevin Lind gave a presentation on the Vernon Hills Municipal Golf Course.

The Golf Fund recommended budget is \$509,478.

Motion by Trustee Takaoka, second by Trustee Forster, approving the Golf Fund budget in the amount of \$509,748 as presented.

Roll call vote:

AYES: 6 – Forster, Marquardt, Oppenheim, Takaoka, Schenk, Chairman Pro Tem Koch

NAYS: 0 – None

ABSENT AND NOT VOTING: 1 – Byrne

Motion carried.

CAPITAL SUB-FUND

PW Director Brown gave a summary on the Capital Sub-Fund recommending the \$2,713,500 presented budget.

Motion by Trustee Takaoka, second by Trustee Schenk, approving the Capital Sub-Fund budget in the amount of \$2,713,500 as presented.

Roll call vote:

AYES: 6 – Oppenheim, Forster, Takaoka, Marquardt, Schenk, Chairman Pro Tem Koch

NAYS: 0 – None

ABSENT AND NOT VOTING: 1 – Byrne

Motion carried.

METRA Sub-Fund

The Metra Sub-Fund recommended budget is \$86,560.

Motion by Trustee Takaoka, second by Trustee Forster, approving the Metra sub-fund budget in the amount of \$86,560 as presented.

Roll call vote:

AYES: 6 – Marquardt, Schenk, Takaoka, Forster, Oppenheim, Chairman Pro Tem Koch

NAYS: 0 – None

ABSENT AND NOT VOTING: 1 – Byrne

Motion carried.

REPLACEMENT FUND

The Replacement Fund recommended budget is \$553,000.

Motion by Trustee Takaoka, second by Trustee Marquardt approving the Replacement Fund budget in the amount of \$553,000, as presented.

Roll call vote:

AYES: 6 – Schenk, Forster, Marquardt, Takaoka, Oppenheim, Chairman Pro Tem Koch

NAYS: 0 – None

ABSENT AND NOT VOTING: 1 – Byrne

Motion carried.

MOTOR FUEL TAX FUND

The Motor Fuel Tax fund recommended budget is \$2,464,000.

Motion by Trustee Marquardt, second by Trustee Takaoka, approving the Motor Fuel Tax Fund budget in the amount of \$2,464,000, as presented.

Roll call vote:

AYES: 6 – Takaoka, Oppenheim, Forster, Marquardt, Schenk, Chairman Pro Tem Koch

NAYS: 0 – None

ABSENT AND NOT VOTING: 1 – Byrne

Motion carried.

THREE TIF DISTRICT FUNDS

Village Manager Timony gave a presentation on the three TIF District Funds.

1) The Vernon Hills Town Center TIF Fund recommended budget is \$1,628,795.

Motion by Trustee Schenk, second by Trustee Forster, approving the Vernon Hills Town Center TIF Fund budget in the amount of \$1,628,795 as presented.

Roll call vote:

AYES: 6 – Forster, Oppenheim, Takaoka, Marquardt, Schenk, Chairman Pro Tem Koch

NAYS: 0 – None

ABSENT AND NOT VOTING: 1 – Byrne

Motion carried.

2) The Mellody Farm TIF District Fund recommended budget is \$1,769,435.

Motion by Trustee Marquardt, second by Trustee Takaoka, approving the Mellody Farm TIF Fund budget in the amount of \$1,769,435 as presented.

Roll call vote:

AYES: 6 – Marquardt, Takaoka, Schenk, Oppenheim, Forster, Chairman Pro Tem Koch

NAYS: 0 – None

ABSENT AND NOT VOTING: 1 – Byrne

Motion carried.

3) The Hawthorn Mall TIF Fund recommended budget is \$35,000.

Motion by Trustee Takaoka, second by Trustee Forster, approving the Hawthorn Mall TIF Fund budget in the amount of \$35,000 as presented.

Roll call vote:

AYES: 6 –Oppenheim, Takaoka, Schenk, Forster, Marquardt, Chairman Pro Tem Koch

NAYS: 0 – None

ABSENT AND NOT VOTING: 1 – Byrne

Motion carried.

4. ADJOURNMENT

Motion by Trustee Forster, second by Trustee Takaoka, to adjourn the Committee of the Whole meeting and move into Closed Session to discuss Collective Bargaining-[sec. 2(c) (2)]; and Approval of Minutes-[Sec. 2(c)(21)] of the Open Meetings Act.

Roll call vote:

AYES: 6 –Oppenheim, Takaoka, Schenk, Forster, Marquardt, Chairman Pro Tem Koch

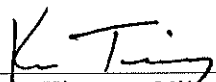
NAYS: 0 – None

ABSENT AND NOT VOTING: 1 – Byrne


Motion carried.

Meeting adjourned at 8:48PM.

Approved this 5th day of April, 2022.



Kevin Timony, Village Manager



Thom Koch, President Pro Tem