

**VILLAGE OF VERNON HILLS
MINUTES OF THE COMMITTEE OF THE WHOLE MEETING
OF APRIL 7, 2021**

Village President Byrne called the meeting to order at 7:31PM

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

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

1. APPROVAL OF THE COMMITTEE OF THE WHOLE MEETING MINUTES OF MARCH 16, 2021

Motion by Trustee Marquardt, second by Trustee Takaoka, to approve Committee of the Whole Minutes for the March 16, 2021 meeting.

Roll call vote:

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

NAYS: 0 – None

ABSENT AND NOT VOTING: 0 - None

Motion carried.

2. HAWTHORN REDEVELOPMENT AGREEMENT

Robert Rychlicki, Kane McKenna, reviewed the Hawthorn Redevelopment Agreement with the COW which included the Description of the Development's three phases with Phase I being 83,342 total sq ft commercial space and 313 residential units; Phase II being residential only with 249 residential units and a 460-stall parking garage; and Phase III being the demolition, renovation or rehabilitation of Carson's with 100,000 sq ft commercial/retail space. Mr. Rychlicki reviewed the general plan for supporting the redevelopment of Hawthorn Mall and the steps taken to support partner taxing bodies, as well as legal protections to safeguard the Village and ensure the appropriate completion of the project. The Village established the Tax Increment Finance (TIF) District, with the payout structure tied to specific completion schedules and expenditures. This pay-as-you-go structure encourages work to be completed in a timely fashion for the developer to be eligible for payments spread across the three phases. If schedules are not met or construction budgets are reduced, payments from the Village would be reduced or potentially eliminated. If sales tax generation is below benchmarks, the developer will reimburse the Village to cover the gap. The Village worked with the developer to secure financial support for taxing body partners substantially over what was outlined by statute or typical for redevelopment agreements

3. LAKE COUNTY PUBLIC WORKS – CONCEPT PRESENTATION OF PROPOSED WATER RESERVOIR AND BOOSTER PUMP STATION LOCATED AT 240 GREGG'S PARKWAY

Representatives of the Lake County Public Works Department (LCPWD) appeared before the COW for concept presentation of their plans to construct a water reservoir and booster pump station. The proposed water system facilities are being constructed to enhance the potable water storage and system reliability for the residents of Vernon Hills. The proposed site is adjacent to the White Deer Run Golf Course maintenance facility. The overall size of the lot is approximately 5.45 acres.

The reservoir would be 100 feet in diameter and approximately 35 feet in height above grade. The water pumping station would be a single-story building that is 50 ft. x 60 ft. and 20 feet above grade. The

exterior would be constructed with CMU masonry block. All operating equipment would be indoors, no outdoor equipment would be stored or operated at this facility.

The site is currently zoned PIB (Public and Institutional Buildings) and is not located within the Gregg's Landing PUD. A Special Use Permit is required.

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

Please note: LCPWD would be requesting waiver of permit and engineering fees at the time of final review by the Village Board.

Motion by Trustee Schultz, second by Trustee Koch, to direct LCPWD to begin the technical review process and appear before the Planning and Zoning Commission for a public hearing.

Roll call vote:

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

NAYS: 0 – None

ABSENT AND NOT VOTING: 0 - None

Motion carried.

4. KINDERCARE – CONCEPT PRESENTATION FOR A FOR A NEW DAY CARE FACILITY LOCATED AT 1750 N. MILWAUKEE AVENUE

Representatives of KinderCare appeared before the COW for concept presentation of their plans to construct a new day care facility in the Shoppe's of Gregg's Landing. The building would include classrooms and facilities serving infants, toddlers, pre-k, pre-school, and school age children. The overall size of the building is 11,990 sq ft. An outdoor play area is proposed on the south side of the building. The site is located within the Gregg's Landing Planned Unit Development (GLPUD). Day care facilities are a permitted use within the GLPUD.

The building design and placement complies with height and setback requirements of the GLPUD. Access to the property would be through and ingress/egress easement crossing over a portion of the Mariano's parking lot, leading to a private drive on the south side of the property. Staff was still working through required parking counts. Staff would take a closer look at parking and traffic impacts as part of the technical review process.

The one-story building has been designed to include four-sided architectures. A canopy covering would be located over the main entrance on the west side of the building. Exterior cladding includes a combination of masonry block and brick along with decorative lap siding at the dormers and gable ends.

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

Attorney Ferolo noted to petitioner that this was preliminary concept presentation approval only and non-binding on the COW.

The COW was generally favorable of the concept presentation and directed the petitioner to begin the technical review process and appear before the Planning and Zoning Commission for a public hearing.

5. WHITE DEER RUN DISCUSSION - CONSENT TO ASSIGNMENT OF LEASE

Village Manager Fleischhauer stated on March 3, President Byrne and staff members met with representatives of White Deer Run Golf Course, LLC, Plote Construction Inc., at the request of WDRGC. At the meeting, representatives of Plote informed staff that it was their intention to remove themselves from the "golf business" and their desire to turn their lease obligations over to Heritage Golf Group. At

the meeting, members of the Heritage Golf Group introduced themselves, and made a formal presentation to the group. After the meeting, Village Attorney Jim Ferolo requested some time to conduct the "Due Diligence" on behalf of the Village regarding the financial ability of Heritage Golf Group to run a high-quality golf club. Members of Plote and Heritage Golf Group appeared before the COW and made their presentation to the full Board and requested approval of the Consent to Assignment of Lease.

Motion by Trustee Schultz, second by Trustee Takaoka, to authorize the Village President to execute the Consent to Assignment of Lease and turn over the operation of White Deer Run Golf Course, LLC to the Heritage Golf Group.

Roll call vote:

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

NAYS: 0 – None

ABSENT AND NOT VOTING: 0 - None

Motion carried.

6. PROPOSED SALARY ADJUSTMENT FOR NON-COLLECTIVE BARGAINING UNIT MEMBERS

Village Manager Fleischhauer stated the annual salary adjustments for Police Officers, Sergeants and Tele-communicators are set by their respective Collective Bargaining Agreements. These three bargaining units make up nearly 75% of the entire Village workforce. Police Officers would be receiving a 2.9% adjustment, Sergeants would receive a 2.75% adjustment, and Tele-Communicators would receive a 2.5% adjustment. Village Manager Fleischhauer presented his recommendation of 2.5% for salary adjustments for the non-represented Village employees. Recommendations for individual exempt employees, including department heads, would be discussed in Executive Session immediately following the Village Board Meeting.

7. ADJOURNMENT

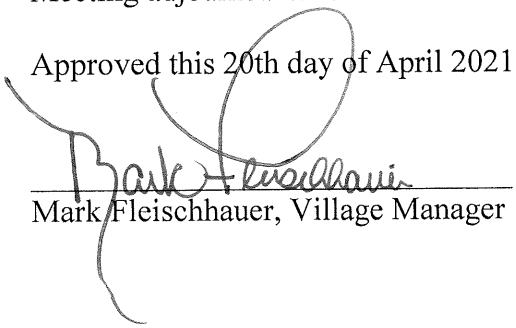
Motion by Trustee Schultz, second by Trustee Oppenheim, to adjourn the Committee of the Whole meeting.

All in favor vote.

Motion carried.

Meeting adjourned at 9:02PM.

Approved this 20th day of April 2021.



Mark Fleischhauer, Village Manager



Roger L. Byrne, Village President