

**MINUTES  
COMMITTEE OF THE WHOLE MEETING  
VILLAGE OF VERNON HILLS  
APRIL 16, 2019**

President Byrne called the meeting to order at 8:55 p.m.

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

Also present were: Village Manager Fleischhauer, Assistant Village Manager Petrillo, Building Commissioner Atkinson, Public Works Director Brown, Chief Kreis, DC Zimmerman, Anne Fairbairn, Finance Director, Attorney Hunt, Brad Farber, and Recording Secretary Fischbach.

**1. APPROVAL OF COMMITTEE OF THE WHOLE MEETING MINUTES OF APRIL 3, 2019**

Motion by Trustee Marquardt second by Trustee Koch to approve Committee of the Whole Minutes for the April 3, 2019 meeting.

Roll call vote:

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

NAYS: 0 – None

ABSENT AND NOT VOTING: 0 - None

Motion carried.

**2. ANSHE TIKVAH SYNAGOGUE – PRESENTATION OF CONCEPT PLANS FOR A PROPOSED A HOUSE OF WORSHIP WITH SUPPLEMENTAL RELIGIOUS USES LOCATED AT 634 MILWAUKEE AVENUE**

Congregation Anshe Tikvah will appear before the COW to present their concept plans for a renovation and addition to the building formally occupied by the Forge Club. The renovated facility would serve multiple uses for the congregation including a synagogue, licensed recovery home, outpatient pastoral counselling center, and a kosher commercial kitchen.

1. Synagogue: An addition, approximately 3,666 square feet, would be located off the front of the building and used for worship services, religious education and life cycle events. The worship space will seat 250 people. Defined as a “House of Worship” by the zoning code. Special Use Permit required
2. Licensed Recovery Home: Recovery services would be provided for 6-12 adults, 18 years of age and older. They would reside overnight on premise. A text amendment to the zoning code is required to allow this type of use in the B-1, General Business District.
3. Outpatient Pastoral Counseling Center: licensed mental health professionals would provide Psychotherapy outpatient service for individuals, families and small groups. Licensed certified chaplains would also provide spiritual counseling. This is a permitted use in the B-1, General Business District.
4. Kosher Commercial Kitchen: This space would be rented to a caterer, food related small business, food service provider and/or a restaurateur seeking space in a kosher commercial kitchen. The kitchen would also serve the licensed recovery home and congregational events within the facility. This is a permitted use in the B-1, General Business District.

At this stage, the plans are still very preliminary. A complete review of architectural design and building materials will be completed during the technical review and public hearing process. We will also take a closer look at parking. The congregation believes they have enough parking because worship service will not run concurrent with religious instruction and life cycle events, but we will work with them to better understand their programing and to confirm adequate parking for their needs.

They are proposing to keep under the threshold for detention and to use buffer averaging to avoid impacts to the wetland. A wetland delineation has been completed for the site. Staff has requested their engineer to obtain this information from the owner, including the estimated cost to have the wetland removed. We also requested the engineer to contact IDOT regarding site access from Milwaukee Avenue. They may be limited to ¾ access. IDOT may also require a deceleration lane and a restriping of the center lane to provide for a left turn into the site.

The COW was felt the site plan and drawings are appropriate, Anshe Tikvah Synagogue was directed to begin Technical Review, and then appear before the Planning & Zoning Commission for a public hearing.

**3. ADJOURNMENT**

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

On a voice vote, the meeting was adjourned:

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

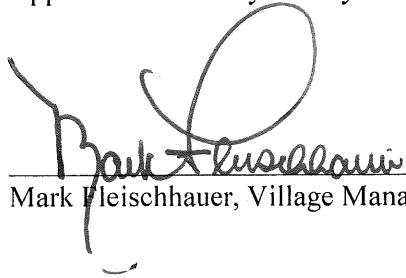
NAYS: 0 – None

ABSENT AND NOT VOTING: 0 - None

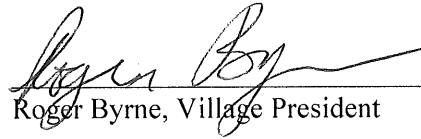
Motion carried.

Meeting adjourned 9:10 p.m.

Approved this 7<sup>th</sup> day of May 2019



Mark Fleischhauer, Village Manager



Roger Byrne, Village President