

**VILLAGE OF VERNON HILLS
MINUTES OF THE COMMITTEE OF THE WHOLE MEETING
OF MAY 4, 2021**

Village President Byrne called the meeting to order at 8:01PM

IN ATTENDANCE: President Byrne, Trustees Takaoka (via telephone), Oppenheim, Schenk, 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 Forte, and Recording Secretary DeAnda.

1. APPROVAL OF THE COMMITTEE OF THE WHOLE MEETING MINUTES OF APRIL 20, 2021

Motion by Trustee Marquardt, second by Trustee Forster, to approve Committee of the Whole Minutes for the April 20, 2021 meeting.

Roll call vote:

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

NAYS: 0 – None

ABSENT AND NOT VOTING: 0 - None

Motion carried.

**2. HAWTHORN ELEMENTARY SCHOOL SOUTH – 430 N. ASPEN DRIVE –
CONSIDERATION OF A REPORT AND RECOMMENDATIONS FROM THE PLANNING
& ZONING COMMISSION FOR APPROVAL OF REVISIONS TO A SPECIAL USE
PERMIT, APPROVAL OF SITE PLAN, LANDSCAPE PLAN AND ARCHITECTURAL
ELEVATIONS ALLOWING TWO ADDITIONS TO THE EXISTING FACILITY**

Public Hearing:

DCD Atkinson stated representatives from Hawthorn Elementary School South (Ted Haugh, Legat Architects and Lee Ann Taylor, District 73 Assistant Supervisor for Business and Operation) appeared before the Planning & Zoning Commission on April 14, to present their plans to construct two additions to the existing building located at 430 Aspen Drive and requested the following:

1. Approval to amend Ordinance 2003-040, as amended by Ordinance 2007-024, authorizing revisions to a Special Use Permit for a Planned Unit Development allowing two additions to the existing building commonly known as "Hawthorn Elementary School South;" and
2. Preliminary and final site plan approvals; and
3. Preliminary and final landscape approval; and
4. Preliminary and final architectural plan approval.

The project represents the third of five phases of a facilities master plan that includes construction of the kindergarten addition at the Sullivan Center and renovations and/or additions to seven (7) existing buildings within the school district.

Site Plan:

The building is organized into three east/west classroom wings with 12 classrooms in each wing and the core elements (Library, Gym, Art, Music, Cafeteria, Administration) linking the wings and extending to the north and east. The main addition would be located on the hard surface play area extending off the northern most wing. The second addition updates the main visitor entry on the east side of the building with a fully glazed curtain wall matching the adjacent multipurpose room. The additional space would accommodate the following uses:

- (2) Art Rooms with kiln room and art storage
- (2) Choral Music rooms – one room is a renovated existing classroom
- Band/Orchestra Room with practice rooms and music storage
- Fitness/Music Room with chair storage
- Gymnasium with gym office, storage, and toilet room
- Staff toilets
- Outdoor Learning Courtyard
- New Secure Main Visitor Entry – alternate proposal

P & Z Comments:

The Commission was supportive of the site plan.

Parking:

The Zoning Code requires 1 parking space for each 2 employees plus 1 parking space for every 1,000 square feet of floor area. Based on a total count of 125 employees and a combined building size of 168,894 square feet; 232 parking spaces are required. The proposed number of 274 parking spaces complies with this requirement.

P & Z Comments:

Commission member were comfortable that parking counts are sufficient and comply with requirements of the Zoning Code.

Landscaping:

Landscape updates are proposed at the west and north/east entries. Please note: a more detailed review by the Village's Landscape Technician would be completed during permit review.

P & Z Comments:

Commission members commented that additional landscaping should be provided on the front (east) side of building (The motion to approve did not pass). Staff recommends that a condition of approval be included that requires the School District to work with the Village Landscape Technician in finding additional landscape options in front of the building. Please refer to condition #1 in this report.

Architectural Design:

The design intent is to complement the existing structure by creating a masonry base of matching face brick color, capped with a continuous coping/fascia line around the new addition that aligns with the existing building. Glazed clerestory windows provide additional natural light to the art and music spaces. The upper portion of the gym would utilize acid etched precast panels matching the limestone accents on the existing building. The main visitor entry would be updated with a fully glazed curtain wall matching the adjacent multipurpose room. A metal clad canopy providing weather protection would also be included.

P & Z Comments:

Commission members voiced concern regarding the design of the acid etched precast panels on the upper portion of the gymnasium addition. They felt the brick finish on the lower level should carry forward to the upper level. The petitioner has responded by adding brick to the upper portion. The color renderings reflect this change.

Public Notice:

Notices were sent out to the surrounding property owners. No comments were received.

Recommendations:

I. The Commission voted 5-1 (Gorog absent) to recommend approval of the following:
Approving an amendment to Ordinance 2003-040, as amended by Ordinance 2007-024, authorizing revisions to a Special Use Permit for a Planned Unit Development allowing two additions to the existing building commonly known as "Hawthorn Elementary School South;" and
Motion Approved

II. The Commission voted 5-1 (Gorog absent) to recommend approval of the following:
Granting preliminary and final site plan approval, subject to the conditions referenced herein; and
Motion Approved

III. The Commission voted 3-3 (Gorog absent) to recommend approval of the following:
Granting preliminary and final landscape approval, subject to the conditions referenced herein; and
Motion Failed

IV. The Commission voted 5-1 (Gorog absent) to recommend approval of the following:
Granting preliminary and final approval of the architectural elevations, subject to the conditions referenced herein.
Motion Approved

Motion by Trustee Koch, second by Trustee Oppenheim, to direct staff to prepare an Ordinance approving revisions to a special use permit, approval of site plan, landscape plan, and architectural elevations allowing two additions to the existing facility, subject to the conditions of approval referenced herein.

General Compliance with the following plans:

1. General compliance with the architectural plans and color renderings, consisting of twelve (12) pages, prepared by Legat Architects, dated May 4, 2021; and
2. General compliance with the civil engineering plans, consisting of fifteen (15) pages, prepared by Gewalt Hamilton, dated April 2, 2021; and
3. General Compliance with the Landscape Plan, consisting of one (1) page, prepared by Legat Architects, dated May 1, 2020.

Conditions of Approval

1. Review and approval of landscaping plans by the Village Landscape Technician shall be required prior to issuance of a full building permit for the project. The School District shall work with the Village Landscape Technician in finding additional landscape options in front of the building; and
2. Final engineering is subject to review and approval by the Village Engineer prior to issuance of building permit; and
3. The Director of Community Development shall review and approve the exterior lighting on the building prior to issuing any building or site development permit; and
4. The petitioner is required to work with staff to assure adequate screening is provided for roof top equipment; and

5. Compliance with all Ordinances and standards of the Village.

Roll call vote:

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

NAYS: 0 – None

ABSENT AND NOT VOTING: 0 - None

Motion carried.

The COW approved project start before formal approval. DCD Atkinson stated staff would work with District 73 on project start.

3. HAWTHORN SCHOOL DISTRICT 73 – REQUEST WAIVER OF SITE DEVELOPMENT PERMIT FEES FOR THE HAWTHORN ELEMENTARY SCHOOL SOUTH ADDITIONS LOCATED AT 430 ASPEN DRIVE

DCD Atkinson stated the COW just considered a report and recommendation from the Planning and Zoning Commission for approval of two additions to Hawthorn Elementary School – South. Subject to approval by the Village Board, the project would move into the permitting and construction phase.

The State of Illinois issues building permits for school buildings. The Village does not have authority to issue permits or regulate construction standards for this type of use. However, the Village does have authority to issue site development permits that regulate site-engineering standards in accordance with Lake County SMC requirements. Applicable to this permit is engineering/landscaping review and inspection fees in the amount of \$18,402.08. Hawthorn School District 73 requested waiver of this fee.

Motion by Trustee Marquardt, second by Trustee Koch, directed staff to prepare an Ordinance waiving the permit fee in an amount not to exceed \$18,402.08. This approval is conditioned upon posting of the required bond in the amount of \$460,062.

Roll call vote:

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

NAYS: 0 – None

ABSENT AND NOT VOTING: 0 - None

Motion carried.

Village Board meetings going forward

Village Manager Fleischhauer suggested since 100% of the Board and staff are fully vaccinated that the Board resume normal Board meetings with masks not required. All presenters and visitors would still be required to wear masks. The Board concurred.

Trustee Oppenheim encouraged everyone to get vaccinated.

4. ADJOURNMENT

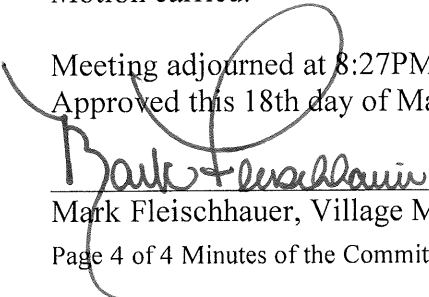
Motion by Trustee Koch, second by Trustee Oppenheim, to adjourn the Committee of the Whole meeting.

All in favor vote.


Motion carried.

Meeting adjourned at 8:27PM.

Approved this 18th day of May 2021.



Mark Fleischhauer, Village Manager



Roger L. Byrne, Village President