

**VILLAGE OF VERNON HILLS  
MINUTES OF THE COMMITTEE OF THE WHOLE MEETING  
OF JUNE 15, 2021**

Village Manager Fleischhauer called the meeting to order at 8:27PM

IN ATTENDANCE: Trustees Takaoka, Oppenheim, Schenk, Forster, Koch, and Marquardt. President Byrne was absent. 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, HR Specialist Svendsen, Village Attorney Ferolo, 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 – Koch, Takaoka, Schenk, Forster, Marquardt, Oppenheim

NAYS: 0 – None

ABSENT AND NOT VOTING: 1 - Byrne

Motion carried.

**1. APPROVAL OF THE COMMITTEE OF THE WHOLE MEETING MINUTES OF JUNE 1, 2021**

Motion by Trustee Marquardt, second by Trustee Oppenheim, to approve Committee of the Whole Minutes for the June 1, 2021 meeting.

Roll call vote:

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

NAYS: 0 – None

ABSENT AND NOT VOTING: 1 - Byrne

Motion carried.

**2. WHITE DEER RUN WATER RESERVOIR – CONSIDERATION OF A REPORT AND RECOMMENDATIONS FROM THE PLANNING & ZONING COMMISSION FOR APPROVAL A SPECIAL USE PERMIT AUTHORIZING PUBLIC UTILITY STRUCTURES, APPROVAL OF ZONING VARIATIONS, APPROVAL OF SITE PLAN AND STRUCTURE/BUILDING ELEVATIONS ON PROPERTY LOCATED AT 240 WEST GREGG’S PARKWAY**

**Public Hearing:**

DCD Atkinson stated representatives of Lake County Public Works appeared before the Planning and Zoning Commission on June 9, to present their plans to construct a water reservoir and booster pump station and requested the following.

1. Approval of a Special Use Permit to allow public utility structures to be known as White Deer Run Water Reservoir; and
2. Approval of certain variations related to the Zoning Ordinance; and
3. Preliminary and final site plan approvals; and
4. Preliminary and final structure and building elevation approvals.

The proposed water system facilities are being constructed to enhance the potable water storage and system reliability for the residents of Vernon Hills. The property is currently zoned PIB. A Special Use Permit is required for public utility structures within this district.

The water system would operate 24 hours a day, seven days a week. The operation and monitoring of the facilities would be performed remotely via the County's Supervisory Control and Data Acquisition (SCADA) system. The County's operation and maintenance staff would visit the site once or twice a day to check on the facilities.

P & Z Comments:

*The Commission was supportive of the request for a Special use Permit.*

**Site Plan:**

The site is located remotely from residential areas. The White Deer Run Golf course is located to the immediate north and west of the site. The EJ&E railroad lies to the south of the property. The Vernon Hills Park District maintenance building is south across the railroad tracks. Conservation and golf course properties lie to the east of the property. Mature trees along all four sides of the property screen the utility structure and building from adjoining uses.

Access to the development is from a private drive extending from Greggs Parkway to be shared with the golf course maintenance facility. The access agreement/easement currently in place with the Village of Mundelein will be modified to include Lake County Public Works.

P & Z Comments:

*The Commission was supportive of the site plan and found the structure/building placement to be appropriate.*

**Lighting:**

Site illumination would utilize four (4) LED wall packs mounted on the south and east side of the pump station building enclosure. A single LED light pole would be located along the access drive, north of the reservoir. It appears that adequate illumination would be provided.

P & Z Comments:

*The Commission was supportive of the proposed lighting plan.*

<b><u>Variations:</u></b>	Front Yard:	<u>Required:</u> 60' <u>Proposed:</u> 25'
	Landscape Buffer Strip:	<u>Required:</u> 25' along south property line, 4'tall berm – fully Landscaped. <u>Proposed:</u> Berm not provided – Landscaping includes existing trees.

P & Z Comments:

*The Commission was supportive of the requested variations.*

**Building & Structure Elevations:**

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.

P & Z Comments:

*The Commission was supportive of the building and structure elevations.*

**Public Notice:**

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

**Recommendations:**

**I. The Commission voted 5-0 (Hezner recused) to recommend approval of the following:**

A Special Use Permit to allow public utility structures on the legally described parcel, subject to the conditions of approval referenced herein; and

*Motion Approved*

**II. The Commission voted 5-0 (Hezner recused) to recommend approval of the following:**

Granting certain variations related to the Zoning Ordinance as listed in Exhibit A, attached hereto and subject to the conditions of approval referenced herein; and

*Motion Approved*

**III. The Commission voted 5-0 (Hezner recused) to recommend approval of the following:**

Preliminary and final site plan approvals, subject to the conditions of approval referenced herein; and

*Motion Approved*

**IV. The Commission voted 5-0 (Hezner recused) to recommend approval of the following:**

Preliminary and final structure and building elevation approvals, subject to the conditions of approval referenced herein.

*Motion Approved*

**General Compliance with the following plans:**

1. Civil engineering plans, consisting of six (6) pages, prepared by RHMG Engineers, Inc. dated April 1, 2021; and
2. Architectural site plan consisting of one (1) page, prepared by The Hezner Corporation, dated April 23, 2021; and
3. Lighting and photometric plan consisting of one (1) page, prepared by The Hezner Corporation, dated April 23, 2021; and
4. Color renderings, consisting of one (1) page, prepared by The Hezner Corporation, dated April 23, 2021; and

**Conditions of Approval for the entire Site:**

1. Final engineering is subject to review and approval by the Village Engineer prior to issuance of building permit; and
2. The amended access agreement/easement is subject to final review and approval by the Village Attorney; and
3. Compliance with all ordinances and standards of the Village.

**Exhibit A**  
**Zoning Variations**

Pursuant to the Entitlement Package dated 6/9/2021

1. *Section 16A.6.2.1*: Allowing a front yard setback of 25'-0" in lieu of the minimum number of 60'-0"; and
2. *Section 16A.6.5.1 and 16A.6.5.2*: waiving the requirement of a fully landscaped 4'-0" tall berm abutting a residential District.

Motion by Trustee Oppenheim, second by Trustee Marquardt, to direct staff to prepare an Ordinance approving a Special Use Permit allowing public utility structures along with certain other approvals listed in this report, subject to the conditions of approval set forth in this report.

Roll call vote:

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

NAYS: 0 – None

ABSENT AND NOT VOTING: 1 - Byrne

Motion carried.

**3. ADJOURNMENT**

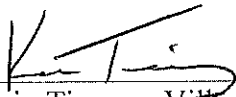
Motion by Trustee Oppenheim, second by Trustee Marquardt, to adjourn the Committee of the Whole meeting.

All in favor vote.

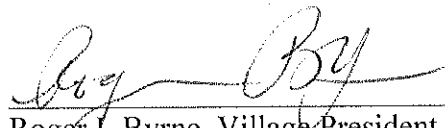
Motion carried.

Meeting adjourned at 8:37PM.

Approved this 20th day of July 2021.



Kevin Timony, Village Manager



Roger L. Byrne, Village President