

**MINUTES  
SPECIAL COMMITTEE OF THE WHOLE MEETING  
VERNON HILLS VILLAGE BOARD  
VACANT CARSON'S STORE, 122 HAWTHORN CENTER  
VERNON HILLS, ILLINOIS  
JUNE 18, 2019 AT 5:30 PM**

**1. CALL TO ORDER**

President Byrne called the meeting to order at 5:30 p.m.

The Pledge of Allegiance was given.

**2. ROLL CALL**

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

Also present were: Village Manager Fleischhauer, Assistant Village Manager Petrillo, Director of Community Development Atkinson, Public Works Director Brown, and Attorney Hunt.

**3. PRESENTATION BY CENTENNIAL REAL ESTATE RE: REDEVELOPMENT OF HAWTHORN MALL AND OPPORTUNITY FOR PUBLIC COMMENTS AND QUESTIONS**

Steven Levin, CEO of Centennial Real Estate Company thanked the public for coming out and gave a presentation. He invited attendees to make their way to the various informational stations that were set up. He encouraged the public that after visiting the various stations, to come back to ask questions and give comment.

Twenty-year resident Joel Skinner, spoke to the Board Members and said that he and his family were 110% in favor of this development and was met by applause.

Carl Horchers, a Vernon Hills resident stated that he conducted a local open survey, which was answered by 200 residents. 97% of respondents were in favor of support of the project, but had concerns about long term financial impacts. 72% would support incentives to Centennial, but only 11% would be in favor of a TIF without any special considerations for public services and schools. He also stated that residents would like Centennial to take a "Green or Environmental" approach to the enhancements of Hawthorn Mall. He said that the community is in favor of this project and asked that the Village Board continue to be transparent with the updates and processes of the project.

Resident Scott Allech asked if this project can be completed without TIF money. He spoke out against the Village giving out TIF money, and stated that the developers need to re-evaluate their project. Mr. Levin answered by explaining the type of commitment that Centennial has in this project.

Resident Julie Simpson wants schools to receive more revenue, and wants other sorts of incentives other than a TIF. Oliver Robinson of Centennial Real Estate stated there may be mis-information regarding TIFs and future discussions will be planned.

A woman asked about the increase of residences, which will impact traffic congestion. She wanted to know when traffic studies will be done to include those numbers. She wanted to know that this concern would be addressed.

A woman spoke about transparency, and wanted to know how many decisions have actually been made regarding the development. She was advised that nothing has been approved yet and the project was only in the concept phase.

Centennial would like community members to continue to give feedback, so that this project will succeed.

#### 4. ADJOURNMENT

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

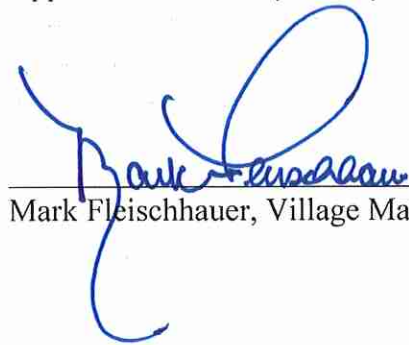
Voice Vote

All in favor

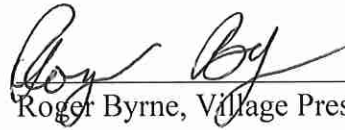
Motion carried

Meeting adjourned 6:55 p.m.

Approved this 2<sup>nd</sup> day of July 2019.



Mark Fleischhauer, Village Manager



Roger Byrne, Village President