

**MINUTES  
COMMITTEE OF THE WHOLE MEETING  
VILLAGE OF VERNON HILLS  
August 13 2019**

President Byrne called the meeting to order at 8:17 p.m.

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

Also present were: Village Manager Fleischhauer, Assistant Village Manager Petrillo, Director of Community Development Atkinson, Public Works Director Brown, Chief Kreis, Finance Director Fairbairn, Attorney James Ferolo, and Recording Secretary Koehl.

**1. APPROVAL OF THE COMMITTEE OF THE WHOLE MEETING MINUTES OF JULY 16, 2019**

Motion by Trustee Marquardt second by Trustee Schultz, to approve the Committee of the Whole Minutes for the July 16, 2019 meeting.

Roll call vote:

AYES: 6 – Koch, Oppenheim, Brown, Schultz, Marquardt, Byrne

NAYS: 0 – None

ABSTAIN: 1 - Takaoka

ABSENT AND NOT VOTING: 0 – None

Motion carried.

**2. THE GODDARD SCHOOL – 461 WEST TOWNLINE ROAD – CONSIDERATION OF A REPORT AND RECOMMENDATIONS FROM THE PLANNING & ZONING COMMISSION REGARDING APPROVAL TO AMEND THE AMENDED AND RESTATED DEVELOPMENT AGREEMENT PERTAINING TO THE PROPERTY INCLUDING A PARKING VARIANCE, APPROVAL TO AMEND THE SPECIAL USE PERMIT, APPROVAL TO AMEND THE SITE PLAN, LANDSCAPE PLAN AND ARCHITECTURAL ELEVATIONS, AUTHORIZING A BUILDING ADDITION ON THE PROPERTY COMMONLY KNOWN AS “THE GODDARD SCHOOL”**

Representatives of the Goddard School appeared to present their plans.

Staff is directed to prepare an Ordinance approving the following:

1. To amend the Amended and Restated Development Agreement approved in Ordinances 2005-21 and 2005-22, to allow for revisions to the approved plans to allow for an addition to a building, including a parking variance for property commonly known as The Goddard School; and
2. To amend Ordinance 2008-03, granting revisions to a special use permit for a day care facility on the legally described property; and
3. Preliminary and final site and landscaping plan approvals and building elevations.

Motion by Trustee Koch second by Trustee Brown, to approve amending Site Plan, Landscape Plan and Architectural Elevations and authorizing a building addition on the property commonly known as "The Goddard School".

Roll call vote:

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

NAYS: 0 – None

ABSENT AND NOT VOTING: 0 – None

Motion carried.

### **3. REQUEST FROM BLITT & GAINES, PC FOR APPROVAL OF SITE AND LANDSCAPE REVISIONS TO ALLOW A PARKING LOT EXPANSION AT 775 CORPORATE WOODS PARKWAY**

Representatives of Blitt & Gaines, PC appeared before the Committee of the Whole to request approval of site plan revisions to allow expansion of their parking lot, and for approval of related landscape revisions. Blitt & Gaines is an office occupancy that recently purchased the existing building at 775 Corporate Woods Parkway along with the vacant parcel to the west. They anticipate an estimated 150 employees for this location, with an estimated future growth exceeding 200 employees.

A new parking lot having 142 parking stalls will be located on the vacant parcel. This will increase the overall parking capacity for the facility to 254 spaces. The stalls would be 9' wide by 20' deep in compliance with requirements. A 50'-0" landscape buffer would be maintained along Corporate Woods Parkway and Hickory Drive. Several landscape islands would also be provided throughout the parking lot. Please note: Blitt & Gaines has agreed to restore and repair the existing parking lot as a condition of approval. This work will be phased over a two-year period.

The annexation agreement authorizing a special use for a planned unit development for Corporate Woods requires approval from the Village Board for site changes, but does not require a public hearing before the Planning and Zoning Commission.

A copy of the site plan and landscape plan is attached to your packet.

Staff is directed to prepare an Ordinance approving the amended site and landscape plan subject to the following.

1. Compliance with the site plan prepared by Gillespie Design Group, dated June 12, 2019.
2. Compliance with the landscape plan prepared by J. Danito Design Inc, dated July 26, 2019.
3. The parking lot expansion is subject to final review and approval by the Village Engineering Technician.
4. The landscape design is subject to final review and approval by the Village Landscape Technician.

Motion by Trustee Schultz second by Trustee Koch, to direct staff to prepare an ordinance approving the amended site and landscape plan subject to the above conditions.

Roll call vote:

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

NAYS: 0 – None

ABSENT AND NOT VOTING: 0 – None

Motion carried.

#### 4. ADJOURNMENT

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

Voice vote:

All in favor.

Motion carried.

Meeting adjourned 8:30 p.m.

Motion was made to reconvene the Committee of the whole meeting at 8:30 pm by Trustee Koch and second by Trustee Schultz.

All in favor.

Motion carried.

Motion by Trustee Koch second by Trustee Oppenheim to adjourn the Committee of the Whole and move into closed session.

Roll call vote:

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

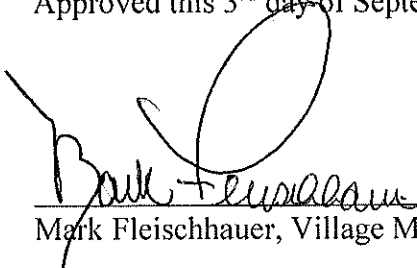
NAYS: 0 – None

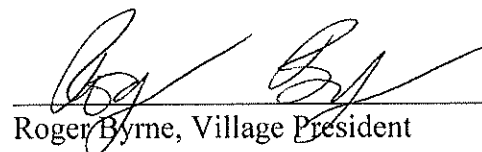
ABSENT AND NOT VOTING: 0 – None

Motion carried.

Meeting adjourned at 8:32 pm.

Approved this 3<sup>rd</sup> day of September, 2019.

  
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Mark Fleischhauer, Village Manager

  
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Roger Byrne, Village President