

**VILLAGE OF VERNON HILLS  
MINUTES OF THE COMMITTEE OF THE WHOLE MEETING  
OF OCTOBER 15, 2019**

Assistant Village Manager Petrillo called the meeting to order at 7:44 PM.

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

Also present were: Assistant Village Manager Petrillo, Finance Director Fairbairn, Chief Kreis, Community Development Director Atkinson, Public Works Director Brown, HR Specialist Svendsen, Attorney Ferolo, Attorney Forte, and Recording Secretary Koehl.

Motion by Trustee Schultz, second by Trustee Marquardt to appoint Trustee Koch President Pro Tem for the remainder of the Committee of the Whole meeting.

Roll call vote:

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

NAYS: 0 – None

ABSENT AND NOT VOTING: 1 - Byrne

Motion carried.

**1. APPROVAL OF THE COMMITTEE OF THE WHOLE MEETING MINUTES OF  
SEPTEMBER 17, 2019**

Motion by Trustee Marquardt, second by Trustee Takaoka to approve Committee of the Whole Minutes for the September 17, 2019 meeting.

Voice Vote:

All in Favor.

Motion carried.

**2. APPROVAL OF THE SPECIAL COMMITTEE OF THE WHOLE MEETING MINUTES  
OF SEPTEMBER 24, 2019**

Motion by Trustee Schultz, for the record 61 people spoke with 94%, 57 people being Vernon Hills residents. Preponderance in the 90% spoke to the Opt Out. The meeting was held at The Vernon Hills High School. Second by Trustee Marquardt to approve Special Committee of the Whole Minutes for the September 24, 2019 meeting.

Voice Vote:

All in Favor.

Motion carried.

**3. REQUEST FOR VILLAGE EMPLOYEE MEDICAL/ DENTAL/ VISION/ LIFE  
INSURANCE RENEWAL**

HR Specialist Kristen Svendsen gave a presentation and information on Village Employee Insurance plans. Staff is requesting approval to renew Blue Cross and Blue Shield plans as presented by First Benefit Marketing.

Motion by Trustee Schultz, second by Trustee Oppenheim, to direct staff to prepare an ordinance to authorize the Village Manager to enter into an agreement to renew Village Medical/ Dental/ Vision/ Life Insurance plans with Blue Cross and Blue Shield for the 2020 plan year as presented by First Benefit Marketing.

Roll call vote:

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

NAYS: 0 – None

ABSENT AND NOT VOTING: 1 - Byrne

Motion carried.

**4. REQUEST FROM WATERWAY CARWASH TO AMEND ORDINANCE 2003-025, APPROVING AN AMENDMENT TO THE SPECIAL USE PERMIT, SITE PLAN AND LANDSCAPE CHANGES TO THE PROPERTY LOCATED AT 860 S. MILWAUKEE AVENUE**

Michael Goldman, representing Waterway Carwash will appear before the COW to request an amendment to the Special Use Permit and approval of site/landscape revisions to the property located at 860 S. Milwaukee Avenue (Currently known as Peacock Mobil). Waterway has executed a long term lease with the property owner and is rebranding the facility under their name. The changes relate primarily to the ingress/egress layout of the carwash.

- **Carwash Ingress:** Entrance to the carwash on the north side of the building will remain three lanes. The outer (North) lane will be dedicated to those customers purchasing a standard carwash. Individuals would remain inside the car for this type of service. The two inside (South) lanes would be dedicated to those customers purchasing a higher level cleaning service. Individuals would leave the car while an attendant stages the vehicle at the carwash entrance.
- **Carwash Egress:** Vehicles would be hand dried once they have exited the carwash. Those customers that purchased a standard carwash would exit thru a newly constructed access drive (Please refer the site plan attached to your packet). For those customer purchasing a higher level service, an attendant would drive the vehicle to one of 10 newly created finish stations. Each finish station would have a vacuum and various other products used to clean/detail the interior. The attendant brings the customer to their vehicle when completed.

Given the proposed relocation of the vacuums from the north entrance to the south exit, staff requested a sound analysis performed by a licensed sound engineer. The analysis concludes that vacuuming operations located south of the carwash will not exceed existing sound levels at Georgetown Square (Located approximately 350 feet to the south). The results take into account that the main blower serving the vacuums will be located within a building. The only noise generated will be from the vacuum nozzles. Additionally, the current operation that dries tires using compressed air will be eliminated. Please also note: the fence installed at the exit of the carwash to buffer noise will remain in place.

Ordinance 2003-0025 approved the Special Use Permit for an automotive service establishment including a carwash. An amendment to this Ordinance is required to allow the proposed changes.

Copies of the proposed site plan, floor plan and color renderings are attached to your packet.

If the COW feels the changes are appropriate, staff should be directed to prepare an ordinance, amending Ordinance 2003-025 approving and amendment to the Special Use Permit along with approval of changes to the site plan and landscape plan, subject to the following conditions:

1. Compliance with the color renderings and elevation drawings, consisting of five (5) pages, prepared by S.P. Architects, dated October 9, 2019.
2. Compliance with the site/landscape plan prepared by Manhard Consulting, dated August 12, 2019, subject to review and approval by the Village Engineering and landscape Technician.

3. Existing landscaping shall be restored and/or upgraded in compliance with Village requirements, subject to inspection by the Village Landscape Technician.
4. Sidewalks, curbs, pavement and striping shall be repaired in accordance with Village requirements, subject inspection by the Village Engineering Technician.

Motion by Trustee Schultz, second by Trustee Takaoka, to amend Ordinance 2003-025, approving an amendment to the Special Use Permit, Site Plan and Landscape changes to the property located at 860 S. Milwaukee Avenue.

Roll Call Vote:

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

NAYS: 0 – None

ABSENT AND NOT VOTING: 1 - Byrne

Motion carried.

### **5. VHAC SPORTS TURF PROJECT PROPOSAL**

The Vernon Hills Soccer Club (VHSC), Sports Made Personal (SMP) and the Vernon Hills Park District (VHPD) are proposing to assist in enhancements to the Vernon Hills Athletic Complex via the installation of sport turf on fields 10-12. These fields would be converted to two larger fields with the flexibility to utilize fields in a perpendicular fashion. This was vetted amongst the users of the fields and the affiliates are supportive that this would not be a detriment to the scheduling or use of the fields.

This was presented to the Village Board at the September 17, 2019 COW meeting and was generally well received. The Village Attorney and staff have reviewed the points raised during the meeting and discussed same with the other stakeholders. Additional details are as follows:

Project costs: \$1,483,000 which includes the turf and stabilization of its subgrade. Note that the engineering of the sports fields is included in the proposal, but to commence this step a letter of intent would need to be signed. Should the project not move forward, the designer would be paid an amount not to exceed \$15,000 for these services (topographical survey, design & specifications).

Options that are not included in the project costs are:

- Damage to the path system \$25,000 (required)
- Relocation of the irrigation \$25,000 (required)
- Perimeter Fencing \$70,400 (recommended)
- Soccer Safety Netting \$38,850 (recommended)
- Additional Drainage Pipe \$17,586 (to be determined as part of the engineering design)

Should these options be approved, an additional \$176,836 would be required without contingencies. Typically, a 10% contingency or \$150,000 would also be included into the budget. Direction on these items is requested.

Financing: The Village was originally being asked to pay \$ 1,258,000 which is the total cost of the turf (\$1,483,000) less the Park District's contribution of \$75,000 and less VHSC's contribution of \$150,000. The plan is for SMP to contribute \$900,000 at \$90,000 per year for 10 years and for VHSC to contribute \$150,000 over 9 years at \$15,000 per year. The contributions would be within the context field use or license agreements that outline the conditions for use of the fields, including the obligations of SMP and VHSC to pay fees and the consequences if the fees are not paid. If SMP and VHSC make their full payment amount, the request is that the Village would contribute \$208,000

towards the total cost of \$1,483,000. The \$280,000 would be achieved through a restructuring of the existing Intergovernmental Agreement with SMP. The options and contingency has not been included in the "Vernon Hills Turf Proposal" project allocations. The Village will continue to pursue the potential of mitigating some of the costs thru grants. Since the September 19, 2019 Village Board meeting, additional conversations on financing were conducted. VHSC has committed to make an initial payment of \$150k (50% of their commitment). The VHPD has also agreed to make their \$75,000 payment upfront.

We have had discussions with SMP about security for payment of the \$900,000 contribution and have requested a review of the organization's financial statements in order to assess its financial health and ability to pay the fees. We will request the same of VHSC. The financial records have not been provided yet. SMP has however indicated that it will not be providing any collateral to secure repayment of the \$900,000 in fees. Thus, the Village has no recourse in the event of non-payment other than termination of the use of the fields. Thus, this should not be viewed as a loan by the Village. This is a capital contribution by the Village to make an improvement to Village owned property with the hope of recouping of the Village's investment through the imposition of field use fees.

Additionally, VHSC would not be charged for user fees for their recreational or travel programs. In 2018, the user fees were \$5,200 while the approximate annual cost of grounds maintenance is estimated to be \$9,600. The proposal includes maintenance by the installer for the first 8 years.

Staff respectfully requests the Village Board's input and direction on the Vernon Hills Athletic Complex Sports Turf Proposal. Should the Village Board concur with the general scope and conditions of the proposal, Village Counsel and staff will work with the stakeholders to forge an agreement. The first step to commence this improvement is to execute a letter of intent which would allow Byrne & Jones Construction to engineer and design this project.

Motion by Trustee Oppenheim, second by Trustee Brown, directing staff to execute a letter of intent allowing Byrne & Jones Construction to engineer and design this project.

Roll Call Vote:

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

NAYS: 0 – None

ABSENT AND NOT VOTING: 1 - Byrne

Motion carried.

## 6. ADJOURNMENT

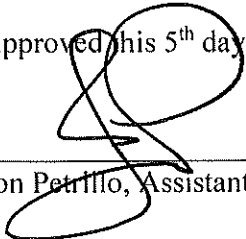
Motion by Trustee Schultz, second by Trustee Marquardt to adjourn the Committee of the Whole.

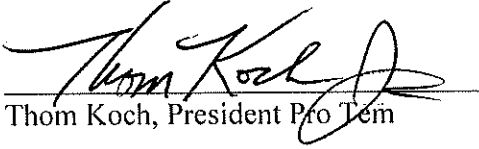
All in favor vote.

Motion carried.

Meeting adjourned 8:18 PM.

Approved this 5<sup>th</sup> day of November 2019

  
Jon Petrillo, Assistant Village Manager

  
Thom Koch, President Pro Tem