

**MINUTES  
COMMITTEE OF THE WHOLE MEETING  
VILLAGE OF VERNON HILLS  
AUGUST 9, 2016**

President Pro Tem Koch called the meeting to order at 7:17p.m.

IN ATTENDANCE: President Pro Tem Koch, Trustees Hebda, Grieb, Marquardt, and Williams. President Byrne and Trustee Schultz were absent. A quorum was established.

Also present were: Village Manager Kalmar, Assistant Village Manager Carey, Chief Fleischhauer, Finance Director Larson, Building Commissioner Atkinson, Public Works Director Brown, Attorney Brankin, and Recording Secretary DeAnda.

**1. APPROVAL OF COMMITTEE OF THE WHOLE MEETING MINUTES OF JULY 19, 2016**

Motion by Trustee Marquardt, second by Trustee Williams, to approve the Committee of the Whole Minutes for the July 19, 2016 meeting.

Roll call vote:

AYES: 5 - Grieb, Hebda, Marquardt, Koch, Williams

NAYS: 0 - None

ABSENT AND NOT VOTING: 1 - Schultz

Motion carried.

**2. NEIL ENTERPRISES – PRESENTATION OF CONCEPT PLANS FOR A PROPOSED NEW OFFICE, MANUFACTURING AND WAREHOUSE BUILDING LOCATED AT THE INTERSECTION OF ROUTE 45 AND WOODLANDS PARKWAY (BC ATKINSON)**

BC Atkinson introduced representatives from Neil Enterprises who appeared before the COW for concept presentation of their plans to develop the vacant parcel located in Corporate Woods. Neil Enterprises is a photo novelties and promotional product manufacturer that is relocating from 450 E. Bunker.

They are proposing to construct a 102,100 SF Office, Manufacturing & Warehouse building on a vacant 6.96 Acre parcel. The building would be approximately 39' tall and the parking lot would include 201 spaces. BC Atkinson stated, at this time, we think the number of spaces will be in compliance; however we need employee counts to verify.

The building's architecture includes pre-cast concrete panels with a sand blasted surface. Double height windows with spandrel glass are proposed at the main entrance to the building along with a metal canopy and architectural stone wall. Clerestory windows are also proposed on portions of the south and east elevations.

Color elevations of the building along with a site plan and landscaping plan were attached to the packet.

Attorney Brankin advised the petitioner that this was concept review and non-binding on the Village Board.

The COW directed Neil Enterprises to begin the technical review process. It was noted because this property is located in Corporate Woods, appearance before the Planning & Zoning Commission is not required. Upon completion of the technical review process, Neil Enterprises would come back to the Board for final review and consideration.

**3. HAWTHORN DISTRICT 73 –PRESENTATION FOR A PROPOSED TEMPORARY CLASSROOM STRUCTURE TO BE LOCATED AT THE HAWTHORN SOUTH ELEMENTARY CAMPUS, 600 ASPEN DRIVE (AVM CAREY)**

Assistant Village Manager Carey introduced Superintendent Brown from District 73 and Jason Lembke, Principal, architect from DLR Group, who appeared before the COW to present its plans for the placement of a temporary classroom structure adjacent to Hawthorn Elementary South. The modular classroom structure would consist of one trailer designed with two rooms for classroom activities. The trailer will be divided into two art classrooms and is proposed to be used for the next two school years (2016-2017 and 2017-2018).

The District proposed to place the trailer on the west side of the classroom building. The trailer is approximately 1,768 square feet in size with dimensions of 68 feet in length and 26 feet wide. It will be oriented in a north/south direction which will limit its visibility from the homes to the south that are located over 150 feet from the trailer. The trailer would be visible by the industrial use to the west which is approximately 400 feet from the property line.

The proposed location of the trailer is nearly ideal due to easy access for students and teachers and its orientation which provides limited visual impact on the surrounding properties.

AVM Carey stated Ordinance 2003-40 granted a Special Use Permit approving the construction of Hawthorn Elementary South and Ordinance 2007-24 amended the permit to allow a new cafeteria building. Based on the temporary nature and size of the structure, the temporary classrooms are not deemed sufficient to cause an amendment to the previously approved special use permit. The existing building footprint would remain consistent with the approved plans and the impact of the proposed trailer would be limited.

A site plan, information about the trailer and letter from Superintendent Nick Brown were included in the packet.

Motion by Trustee Hebda, second by Trustee Williams, to direct staff to prepare the necessary Ordinance approving the site plan as an exhibit to the previously approved Ordinance. A time limit of two (2) years is placed on the use of the trailer and required that the District could request a time extension to allow it to remain beyond the time limit.

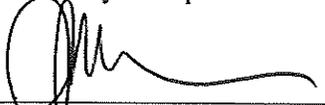
Roll call vote:  
AYES: 4 - Grieb, Hebda, Marquardt, Williams  
NAYS: 0 - None  
ABSTAIN: 1 - Koch  
ABSENT AND NOT VOTING: 1 - Schultz  
Motion carried.

**4. ADJOURNMENT**

Motion by Trustee Hebda, second by Trustee Williams, to adjourn the Committee of the Whole.

Roll call vote:  
AYES: 5 - Koch, Grieb, Hebda, Marquardt, Williams  
NAYS: 0 - None  
ABSENT AND NOT VOTING: 1 - Schultz  
Motion carried.

Meeting adjourned 7:36p.m.  
Approved this 6th day of September 2016

  
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John M. Kalmar, Village Clerk

  
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Thom Koch, President Pro Tem