

MINUTES OF THE REGULAR MEETING OF THE BOARD OF TRUSTEES OF VERNON TOWNSHIP HELD ON JULY 9, 2026, AT 7:00 PM, AT VERNON TOWNSHIP ADMINISTRATION BUILDING, 3050 NORTH MAIN STREET, LAKE COUNTY, ILLINOIS.

1. CALL TO ORDER

The meeting was called to order at the hour of 7:00 p.m. by Supervisor Kobler.

2. PLEDGE OF ALLEGIANCE

Supervisor Kobler led everyone in the saying of the Pledge of Allegiance.

3. ROLL CALL

Those present at roll call were Supervisor Kobler, Clerk Vasquez, Trustees Hirsh, Magati, and Sender. Absent: Trustee Sebor.

For the record, also present were Township Manager Gedville, Deputy Township Manager Monie, Assessor Piepenbrink and Attorney Williams.

A QUORUM WAS DECLARED

4. PUBLIC COMMENT

None.

5. REPORT FROM ALYSSA PALAZZOLO, CONSTRUCTION MANAGER FOR ATWELL LLC, TO DISCUSS THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) AND OUR LATEST REPORT TO THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY (IEPA)

Every year, each municipality, township, town, and village is required to report to the state of Illinois what is in their stormwater and what was done to protect it.

Alyssa reported that the Township is in compliance and there are no issues. The permit is to make sure everything in our stormwater remains clean (rivers, creeks, ditches, etc.).

The permit is broken up in six parts: public education and outreach, public participation and involvement, construction site runoff control, post construction runoff control, pollution prevention, and good housekeeping.

6. APPROVAL OF MINUTES

a. Approval to Amend the previously adopted Minutes of the Board of Trustees Minutes for March 14, 2026

MOTION: Made by Trustee Sender and seconded by Trustee Magati to approve amending the previously adopted Minutes of the Board of Trustees Minutes for March 14, 2026.

DISCUSSION: To correct an error in minutes. This approval would correct the minutes to state that Stanley Landscaping won the bid for the landscaping contract, not Atwell.

ROLL CALL VOTE: AYES: Trustees Hirsh, Magati, and Sender,
and Supervisor Kobler. NAYS: None. Absent: Trustee Sebor.

MOTION DECLARED CARRIED

7. REPORTS

a. TOWNSHIP SUPERVISOR:

-Supervisor Kobler was invited by GiveNKind to give a presentation. We were nominated for a Circle of Excellence Award and received a \$750 gift card to be used for the Food Pantry.

-The Food Pantry will be at the Buffalo Grove Farmers Market on Sunday, July 26.

-The Community Garage Sale was a huge success. There was great weather and vendors. Thanks to Trustee Hirsh and Assessor Piepenbrink for stopping by.

-VTPalooza was today. There was a good turnout. There was good food, ice cream, a bouncy house, slide, and the band sounded great. Supervisor Kobler thanked Lauren, Noah and Chris for making VTPalooza a success.

-Next month, Supervisor Kobler cannot attend the next Board Meeting.

-Trustee Hirsh thanked Deputy Township Manager Monie, Township Manager Gedville and the staff for all their work at the Garage Sale. He appreciates all the vendors and community members that attend this event and who also support our Food Pantry.

b. CLERK:

Clerk Vasquez mentioned that the Township and the Office of State Rep. Daniel Didech are cosponsoring a blood drive on September 10, from 9am-2pm at the Community Service Building. We appreciate anyone that can make a blood donation. The American Red Cross declared an emergency blood shortage. Blood donors are urgently needed to give now to help ensure patients receive lifesaving medical care without delay.

c. ASSESSOR:

Assessor Piepenbrink's office is ready to turn in the books to the county. The deadline is July 15.

d. TRUSTEES:

Trustee Hirsh - No report.

Trustees Sender - Thanked the wonderful staff for the incredible VTPalooza planning. There was a great turnout, better than last year!

Trustee Magati - Thanked the staff and Deputy Township Manager Monie for VTPalooza and the garage sale.

e. STAFF:

- Township Manager Gedville reported that the next shred day is scheduled for July 22, from 11:30 am - 2:00 pm. Everyone can shred up to three boxes.
- Painting is still ongoing in the building.
- Our landscaping is almost finished, and there is some gutter work going on.

- Deputy Township Manager Monie thanked everyone for their words about the Garage Sale and VTPalooza.
- The Community Garage Sale is organized by Nancy and Lauren. We finally had good weather this year. Switching to online registration really improved communication with vendors.
- VTPalooza is organized by Lauren, Chris, Noah, and Andrea (pool).
- The General Assembly passed the Child Care Licensing Redesign Bill that was signed by the governor. This will affect some changes to our camp for next year.

- Any kind of all day program must be licensed as a daycare. There are exemptions for which we should qualify. We must adopt policies governing the operation of the day camp.
- Parents must be notified in writing that we are not licensed. This will be part of their registration documents.
- We will also be implementing additional staff background checks. The bill requires this be done every 5 years, but we do it every 2 years.
- Camp for four-year-olds cannot exceed 3.5 hours in a day. We will have to look at a half-day camp for four-year-olds.

- The Mental Health Board is co-sponsoring a therapy dog training course. This is a free event, so please spread the word (flyer provided).

f. ATTORNEY'S REPORT:

No report.

g. MENTAL HEALTH BOARD:

- Trustee Hirsh mentioned that the Mental Health Board met a couple of weeks ago and reelected Noelle Moore as President, Sally Thoren as Vice President, and Carolyn Lewis as Secretary.
- The Mental Health Board received just over \$1.2 million grant applications and has granted \$1.12 million in grants.

h. FOIA:

We received no Freedom of Information Act (FOIA) requests this month.

However, a previous requester submitted a request for review to the Public Access Counselor (PAC). The PAC found that we were in compliance regarding the FOIA request in question.

8. APPROVAL OF EXPENDITURES IN THE FOLLOWING FUNDS:

- a. Town Fund
- b. General Assistance Fund
- c. Cemetery Fund
- d. Park Maintenance Fund
- e. Road Fund
- f. Permanent Road Fund
- g. Metra Fund
- h. Vernon Township Mental Health Board Fund

MOTION: Made by Trustee Hirsh and seconded by Trustee Magati to approve those expenditures in their aggregate of a grand total of \$604,374.06.

DISCUSSION: None.

ROLL CALL VOTE: AYES: Trustees Hirsh, Magati, and Sender, and Supervisor Kobler. NAYS: None. Absent: Trustee Sebor.

MOTION DECLARED CARRIED

9. PRIOR BUSINESS

None.

10. NEW BUSINESS

- a. Discussion of an Ordinance Authorizing the Township to Enter into a Utility Easement Agreement with the Village of Buffalo Grove and Pulte Home Company LLC

DISCUSSION:

Pulte Home Company LLC would like to run a water main under the railroad; the railroad requires soil boring before they would permit that to happen.

There are two things being discussed related to what the Township needs to approve:

- (1) A license agreement between the developer and the Township that would allow them to go on the property to do the soil boring (Item b). In exchange, they have agreed to conduct any repairs and restore the area to how it was.

(2) A Utility Easement Agreement that has two parts. It is not attached, because it is undergoing edits (Item a).

- Part 1: A temporary easement with the developer to construct the water main
- Part 2: A permanent easement to the Village of Buffalo Grove.

The Utility Easement Agreement with the Village of Buffalo Grove and Pulte Home Company LLC is a complicated, tri-party agreement. It is not ready to be passed today.

In exchange for the consideration of allowing them to go under the West Parking Lot, we would be provided landscaping services to be installed at Pulte's expense.

Supervisor Kobler believes that once our attorneys are comfortable with the document and that we are protected, then he will be comfortable with passing the agreement.

Manager Gedville stated that we were provided a landscape concept plan. It is going to mirror the landscaping that we have at the Township Building. The plans do not include landscape maintenance.

b. Approval of an Ordinance Authorizing the Township to Enter into a License Agreement with Pulte Home Company LLC for Soil Boring on a Portion of the Prairie View Metra Station West Parking Lot

MOTION: Made by Trustee Hirsh and seconded by Trustee Magati to Approve an Ordinance Authorizing the Township to Enter into a License Agreement with Pulte Home Company LLC for Soil Boring on a Portion of the Prairie View Metra Station West Parking Lot.

DISCUSSION: Supervisor Kobler mentioned that this would allow the developer access to test the soil, as it was a requirement from the railroad. They needed soil compaction studies.

Trustee Sender asked if we should approve this before the Utility Easement Agreement. It was clarified that the Licencing Agreement for Soil Boring would give the developer authorization to access and test the soil.

ROLL CALL VOTE: AYES: Trustees Hirsh, Magati, and Sender, and Supervisor Kobler. NAYS: None. Absent: Trustee Sebor.

MOTION DECLARED CARRIED

c. Discussion and Possible Approval of an Authorization for the Township to Conduct Emergency Repair on Existing Drainage below Port Clinton Road

MOTION: Made by Trustee Sender and seconded by Trustee Magati to Approval an Authorization for the Township to Conduct Emergency Repair on Existing Drainage below Port Clinton Road.

DISCUSSION:

There is a drainage tile that comes across the cornfield, and picks up some of our right of way, and goes underneath Port Clinton Road. When our crew was doing stormwater maintenance, the pipe began to fall apart. This is an issue that had to be addressed immediately.

We went out to bid with Atwell. We had budgeted about \$60,000.00 for this. An initial bid came in at \$98,000.00, with only one bid received. The project is so small that no one wants to bid on it, and when they do bid on it, they raise the price.

An engineer at Atwell found two companies that did this type of work, and they gave us some quotes.

Our highway crew does change culverts; however, this one was very deep and complicated. A decision was made to bring in a professional company and Township Manager Gedville recommends we move forward with this emergency work.

This could become an issue of public safety when people begin using the parks more in the summer months.

It was noted that we tried to competitively bid, it was not workable. PirTano was the lowest quote at \$65,000.00. The next bid was \$68,000.00.

Additionally, the first bid received for a total of \$98,000.00 was out of line.

ROLL CALL VOTE: AYES: Trustees Hirsh, Magati, and Sender, and Supervisor Kobler. NAYS: None. Absent: Trustee Sebor.

MOTION DECLARED CARRIED

11. ADJOURNMENT

MOTION: Made by Trustee Sender and seconded by Trustee Hirsh to adjourn the meeting at 7:45 p.m.

DISCUSSION: None.

VOICE VOTE: Motion carried unanimously by voice vote.

MOTION DECLARED CARRIED