

Planning and Zoning Commission
October 29, 2008
7:30 PM

I. Call to Order and Roll Call

II. Public Hearings

A. Case 08-10 being a petition filed by Stacy Taxman of The Taxman Corporation and John Thomas representing VHTC, LLC 6767 North Milwaukee Avenue #201, Niles, IL 60714, requesting, pursuant to Appendix C of the Village of Vernon Hills Code of Ordinances, Articles 13, 18 and 20 and Article 21, Section 21.6, approval to amend the Special Use Permit granted pursuant to Ordinance 2007-31 for the Vernon Hills Town Center PUD to allow the following:

1. Placement and operation of a hotel as an alternative use on Lot 1 of the Vernon Hills Town Center Subdivision.
2. To increase the total number of condominium (residential) units allowed on the project site by five (5) additional units to a maximum of 85 units within the mixed use building commonly known as the Heritage Building.
3. To allow a reduction in the parking ratio for the Heritage Building from 1.6 to 1.52 spaces for each unit and from 1.2 to 1.15 indoor spaces per unit.

The property, commonly known as the Vernon Hills Town Center Redevelopment TIF District, is zoned B-1 General Business and is approximately 8 acres. It is located on the northwest corner of Milwaukee Ave (Route 21) and US Route 45 in Vernon Hills, Illinois.

The staff report and related information is attached behind the agenda

III. Development Review

IV. Discussion

V. Approval of Minutes from the October 22, 2008.

The minutes are attached behind the 1st blue divider.

VI. Adjournment