

Village of Vernon Hills Planning and Zoning Commission
Wednesday, February 11, 2026 - 7:30 p.m.
Village Hall Board Room - 290 Evergreen Drive

I. Call to Order and Roll Call

II. General Public Comments

III. Items for Review

1. Public Hearing for Case #2026-03. A petition filed by Focus Development Inc., on behalf of the Hawthorn Mall ownership, requesting the following actions to facilitate a townhome development on the parking lot parcel directly west of 1050 N. Milwaukee Avenue: (1) amendments to Ordinance 2013-014 (as amended) to revise the Hawthorn Mall PUD, granting variations to the Zoning Code and Sign Code; and (2) amendments to Ordinance 2013-013 (as amended) to revise the site plan, landscape plan, and architectural plans associated with the Hawthorn Mall PUD, in accordance with Appendix C, Zoning, of the Village of Vernon Hills Code of Ordinances, Section 4.12, Section 13.3, Article 18, Section 21.5 and 21.6, and Chapter 19, Sign Code, Section 19.3. *(continued on January 21, 2026)*
2. Docket #PZ 26-02. A petition filed by Premier Realty Group Inc. on behalf of Ernie's Towing and Recover, property owner, requesting approval of the preliminary and final plat of subdivision of the parcel commonly known as 909 S. Milwaukee Avenue, per Appendix B, Development Ordinance, of the Village Code.
3. Public Hearing for Case #2026-04. A petition filed by AGSI Carpentry & Restoration on behalf of Barbara & Miroslaw Kirpa, owners, requesting variations from the requirements of Appendix C, Zoning, Section 10.4, related to the allowable floor area ratio for the property commonly known as 31 Montauk Lane, in accordance with Appendix C, Zoning, Section 21.5.
4. Public Hearing for Case #2026-05. A petition filed by the Village of Vernon Hills requesting approval of the following amendments to Appendix C, Zoning, of the Village of Vernon Hills Code of Ordinances, related to various sections of the code: (1) definitions of business types not currently references in code, such as tobacco/vape establishments and specific types of hotels; (2) requirements for accessory structures in residential districts; (3) parking and vehicle storage in residential districts; (4) application of regional planned unit development regulations vs. standard code provisions; (5) parking stall dimensions / restrictions relating to parking vehicles within marked stalls; (6) administrative variances; (7) lighting regulations; and (8) local modification of the State's EV charging provisions.

IV. Approval of Minutes

- a. Planning & Zoning Commission minutes January 21, 2026

V. Development Review

VI. Adjournment

The Village of Vernon Hills is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and require certain accommodations in order to allow them to observe and/or participate in this meeting, or have questions regarding the accessibility of the meeting or the facilities, should contact the Community Development Department at (847) 367-3000.