

**Planning and Zoning Commission**  
**Agenda**  
**May 1, 2019**  
**7:30 p.m.**

**I. Call to Order and Roll Call**

**II. Public Hearing**

1. Case 19-04 is a petition filed by Andrew Park, Ramen House Shinchuan, S&S 18 Inc., 701 Milwaukee Ave Ste 268, Vernon Hills IL 60061, requesting, pursuant to Appendix C of the Village of Vernon Hills Code of Ordinances, Article 13, Section 13.3, Article 18, and Article 21, Section 21.6, of a Special Use Permit to allow a restaurant serving alcohol to be known as Ramen House.

The restaurant is to be located at 701 N Milwaukee Ave, Suite 268, in the Rivertree Court shopping center located at the southeast corner of Route 60 and Milwaukee Ave, Vernon Hills, Illinois. The property is zoned B-1 General Business.

*The staff report and related information is attached behind the agenda.*

2. Case #18-07 is an application filed Henry Klover, H.C. Klover Architect, 10955 Lowell Ave, Ste 700, Overland Park KS 66210 representing Panda Express, Inc. 1683 Walnut Grove Ave, Rosemead CA, 91770, requesting, pursuant to Appendix C of the Village of Vernon Hills Code of Ordinances, Article 4, Section 4.12, Article 13, Section 13.3, Article 18, and Article 21, Section 21.5 and 21.6 and pursuant to Chapter 19, Signs, Section 19.3, the following:

1. Approval of Special Use Permit to allow a restaurant with drive-thru service to be known as Panda Express; and
2. Grant certain variations related to the Zoning Code and the Sign Code on the legally described property; and
3. Preliminary and final approval of the site and landscaping plans; and
4. Preliminary and final approval of the architectural elevations, and
5. Approval to amend the plat of subdivision.

The Special Use Permit will allow for a proposed restaurant, known Panda Express to be located on the legally described property located in the B-1, General Business District. The proposed location of the restaurant is in the Hawthorn Village Commons Shopping Center in the southeast corner of the parking lot in front of Hobby Lobby.

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 Interim Director of Community Development, at (847) 918-3548

***The staff report and related information is attached behind the first blue divider.***

3. Case #18-07 Case #19-05 is a petition filed by the Village of Vernon Hills, pursuant to Article 21, Section 21.7 of the Vernon Hills Zoning Ordinance, requesting the following amendments of Appendix C of the Code of Ordinances, being the Vernon Hills Zoning Ordinance of 1982, as amended from time to time:

1. To amend Article 3, Section 3.2. - “Definitions,” by adding “Pet Shops”; and
2. Any other amendments to the Zoning Ordinance deemed necessary and appropriate by the Board of Trustees as they may relate to the proposed amendments.

***The staff report and related information is attached behind the second blue divider.***

### **III. Development Review**

### **IV. Approval of Minutes**

1. Approval of the minutes of the January 16, 2018 Planning & Zoning Commission meeting
2. Approval of the minutes of the January 23, 2018 Planning & Zoning Commission meeting

***The minutes are attached behind the second blue divider.***

### **VI. Adjournment**