

Planning and Zoning Commission

May 25, 2022

7:30 p.m.

I. Call to Order and Roll Call

II. Public Hearing

1. Case #22-01 being an application filed by Andrew Heinen, Kimley-Horn and Associates, Inc. 4201 Winfield Road, Suite 600, Warrenville, IL 60555, representing the owner, Hawthorn, L.P., Hawthorn SP, LLC and Hawthorn CP, LLC and, USEF Centennial FA, LLC, 8750 N Central Expressway, Suite 1740, Dallas, TX, 75231, requesting, pursuant to Ordinances 2013-013, 2013-014, as amended and Appendix C of the Village of Vernon Hills Code of Ordinances, Article 4, Section 4.12, Articles 13, 18 and 20; and Article 21, Section 21.5 and 21.6, and pursuant to Chapter 19, Signs, Section 19.3, the following:

1. Approval to amend Ordinance 2013-014 as amended, authorizing revisions to a Special Use Permit granting a P.U.D. to allow for a mixed-use residential development, on the legally described property; and
2. Approval to amend Ordinance 2013-014 as amended, granting certain variations related to the Zoning Ordinance and Sign Code; and
3. Approval to amend Ordinance 2013-013, as amended, granting preliminary and final site plan approval; and
4. Approval to amend Ordinance 2013-013 as amended, granting preliminary and final landscaping approval, and
5. Approval to amend Ordinance 2013-013 as amended, granting preliminary and final architectural approval; and
6. Approval to amend Ordinance 2013-014 as amended, granting approval of the plat of resubdivision.

The revisions to the Special Use Permit granting a PUD will allow for a mixed-use development to be located on the legally described property located in the B-1, General Business District. The proposed location of the development is the former Carson's building at 3 Hawthorn Shopping Center.

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

III. Development Review

IV. Approval of Minutes

1. Approval of the minutes of the April 13, 2022 Planning & Zoning Commission meeting

The minutes are attached behind the first blue divider.

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