

**Planning and Zoning Commission**  
**June 9, 2021**  
**7:30 p.m.**

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

**II. Public Hearing**

1. Case #21-05 being filed by Hal Franke, Meltzer, Purtill & Stelle, LLC 1515 E Woodfield Road, Second Floor, Schaumburg, IL 60173 representing the property owner, Centennial Real Estate on behalf of Hawthorn LP & Hawthorn SP, 8750 N Central Expressway, Suite 1740, Dallas TX 75231, requesting to amend the existing Special Use Permit granted by Ordinance 2013-015 which allows restaurants serving alcoholic beverages in various locations within the subject property pursuant to Appendix C of the Vernon Hills Code of Ordinances, Articles 13, Section 13.3 and Article 18 and 21, Section 21.6. The property, commonly known as the Hawthorn Mall, is zoned B-1 General Business.

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

2. Case #21-01 is a petition filed by John Pagliari, Panattoni Development Company, 6250 N River Road, Suite 4050, Rosemont, IL 60018, requesting, pursuant to Article 4, Section 4.12, Articles 16, Section 16.3, Article 18, 20 and 21, Section 21.5 and 21.6 of Appendix C of the Village of Vernon Hills Code of Ordinances, the following:
  1. Approval to amend the zoning classification from B-1 General Business to BP Business Park; and
  2. Approval to amend Ordinance 2020-085 authorizing revisions to a Special Use Permit for a Planned Unit Development allowing the construction of a light industrial building on the legally described property; and
  3. Granting certain variations related to the Zoning Ordinance and Sign Code; and
  4. Preliminary and final site plan approvals; and
  5. Preliminary and final architecture plan approvals; and
  6. Preliminary and final landscape plan approvals; and
  7. Preliminary and final Plat of subdivision approvals.

The proposed location of South Lake Industrial Center Building E is 634 S Milwaukee Ave, which includes the former Forge Club site and two adjacent parcels to the north.

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

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

3. Case #21-04 is an application filed by Austin McFarlane, Interim Director of Public Works, Lake County Public Works Department, 650 W Winchester Road, Libertyville IL 60048, requesting, pursuant to Article 4, Section 4.12; Article 16A, Section 16A.3; Article 18; and Article 21, Sections 21.5 and 21.6, of the Vernon Hills Zoning Ordinance, approval the following:
  1. A Special Use Permit to allow public utility structures to be known as White Deer Run Water Reservoir; and
  2. Certain variations related to the Zoning Ordinance; and
  3. Preliminary and final site plan; and
  4. Preliminary and final architectural elevations.

The proposed location is 240 West Gregg's Parkway, Vernon Hills, Illinois which is east of the White Deer Run maintenance building and north of the EJ&E Railroad tracks.

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

### **III. Development Review**

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

1. Approval of the minutes of the May 19, 2021 Planning & Zoning Commission meeting

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

### **IV. Adjournment**