

**PLANNING AND ZONING COMMISSION  
MINUTES  
JANUARY 23, 2019**

Call to Order and Roll Call

The meeting was called to order at 7:30 p.m.

Attendance: Chairperson Morris, Commissioners Cotton, Mulcrone, Ballowe, Hezner and Heidner. Commissioner Gorog was absent. A quorum was established.

Also in Attendance: Michael Atkinson, Acting Director of Community Development

1. Continuation of Case #18-08 being a petition filed by David Archer, Cook Memorial Public Library District, 413 N Milwaukee Ave Libertyville IL 60048, requesting, pursuant to the Appendix C of the Village of Vernon Hills Code of Ordinance, Articles 15, Section 15.3, Article 18 thru 21, Section 21.3 and 21.6, and Ordinances 2008-061 and 2015-020,
  - a. To amend the existing Special Use Permit for Cook Memorial Public Library District's Aspen Drive Library PUD to allow for an expansion of the library, construction of additional parking spaces and its related improvements of the Cook Memorial Subdivision; and
  - b. Approval of final site and landscaping plans and building elevations for the legally described property.
  - c. Approval of final plat of easement for the legally described property commonly known as the Cook Memorial Subdivision.

The subject property, commonly known as the Cook Memorial Public Library PUD, is zoned OR&D Office Research & Development District and is located at 701 Aspen Drive, Vernon Hills IL. District the Property Index Numbers are 15-05-209-002 and 15-05-209-003.

ALL PERSONS PROVIDING TESTIMONY WERE SWORN IN

David Archer, Director of the Cook Memorial Library introduced his staff. He indicated that the 15,000 square foot addition to the library would be open for the public with a dedication of the children's area and a basement for future development. Dan Port, Product Architecture and Design, indicated that they are matching the design of the existing building.

Commission Mulcrone asked why a basement and Mr. Archer indicated that it would allow future boards to expand into the basement. It will be used as storage until it is built out. Mr. Archer indicated the primary driver of this expansion is the children's services. With the expansion of the facility, it will allow children to be located in one area of the library allowing for more quiet space for patrons. Commissioner Hezner felt that 7,500 square feet was inadequate for expansion. Mr. Archer indicated it was what the budget would allow. Commissioner Hezner asked if it was the Board's direction to keep the basement unfinished and what was the target date to build the basement out? Mr. Archer

indicated there were no plans for buildout at this time. Mr. Archer indicated that if the budget allows for the build out of the basement that it would be considered. He indicated that with the initial construction of the original building, a basement was considered. Commissioner Hezner reiterated his concern that the space was inadequate. He felt that the basement will be needed immediately and the parking should be added now to accommodate the additional space. Commissioner Hezner also felt that that landscape was under shot. He felt that there should be park benches and that library amenities should be added in the green space. Mr. Archer said that enhancing that area would be considered at a later date. Mr. Archer indicated that the priorities for the project were internal; space for afterschool kids, more study rooms, seating for everyone and space for collections. He stated that landscaping was not one of the priorities. Mr. Mulcrone concurred with Commissioners Hezner's comments.

Chairperson Morris asked if current funds or a bond issue was funding the project. Mr. Archer stated that a third will be cash reserved and the remainder will be a debt certificate over twenty years. Chairperson Morris asked what the vision was in twenty years. Mr. Archer indicated that collections have declined due to the digital age. Traditional media has declined so the collection space should be adequate. They have laid out a plan for some options to accommodate for current programming.

Chairperson Morris wanted to see what the interior of the building looked like. Mr. Port provided an overview of the layout of the library. Chairperson Morris asked what the easement was for. Mr. Archer indicated that it was for an access road in the event that a road connecting the kindergarten is constructed. Mike Atkinson indicated that the easement is in place in case the parcel south of the aquatic center is build out and the need for access to Aspen is needed.

Commissioner Mulcrone liked the interior design but was concerned with the basement. Mr. Archer indicated that the basement would be used for meeting space and technology use. Commissioner Heidner asked where the additional parking would go if the basement is built out. Mr. Archer indicated the parking would be to the north and they are adding 21 spaces during this construction. They are currently at code without considering the basement. Commissioner Hezner asked about detention and if Village Engineer Brown is satisfied with Victory Center accommodating almost all of the storm water. BC Atkinson indicated that he was.

Chairperson Morris indicated that public notices were sent out and 18.3 Standards were received.

THE HEARING WAS OPENED FOR PUBLIC COMMENT. BEING NO COMMENTS, THE PUBLIC HEARING PORTION OF THE MEETING WAS CLOSED.

- a. Chairperson Morris made a motion to amend the existing Special Use Permit for Cook Memorial Public Library District's Aspen Drive Library PUD to allow for an expansion of the library, construction of additional parking spaces and its related improvements of the Cook Memorial Subdivision.

Seconded by Heidner

Vote

Ayes: 6 - Cotton, Mulcrone, Ballowe, Hezner, Heidner, Morris

Nays: 0 - None

Absent: 1 - Gorog

Motion carried

***Conditions of Approval***

- Final approval of plans by the Village Engineer and Landscape Technician prior to issuance of a building permit.
- General compliance with the site plan and engineering drawings, consisting of eight pages (C101-C701), prepared by Product Architecture and Design, dated July 13, 2018.
- General compliance with the plat of easement, prepared by Gewalt Hamilton, Associates; Inc. dated October 10, 2018.
- General compliance with the landscape plan, consisting of six pages (L101-L301), prepared by Product Architecture and Design, dated November 6, 2018.
- General compliance with the building elevation drawings/color renderings, prepared by Product Architecture and Design, stamp dated January 9, 2019.
- Compliance with all ordinances and standards of the Village except as otherwise noted.
- Review and approval of site lighting and parking lot light fixtures by the Building Commissioner.
- The existing license agreement pertaining to the parking lot, between the Village, Park District, and Library District will be amended to reflect the revised site plan.

The Commission voted 6-0 recommending approval to amend the existing Special Use Permit for Cook Memorial Public Library District's Aspen Drive Library PUD to allow for an expansion of the library, construction of additional parking spaces and its related improvements of the Cook Memorial Subdivision, subject the above conditions.

- b. Chairperson Morris made a motion to approval the final site and landscaping plans for the legally described property, subject the above conditions.

Seconded by Hezner

Ayes: 4 - Heidner, Ballowe, Cotton, Morris

Nays: 2 – Hezner, Mulcrone

Absent: 1 - Gorog

Motion carried

Commissioner Hezner reiterated his concerns regarding the landscaping and the need for a reading garden. He also commented on the need for additional parking. Commissioner Heidner asked if the prospect of a reading garden was ever pursued and Mr. Archer indicated that it has not been. Chairperson Morris

The Commission voted 4 - 2 recommending approval the final site and landscaping plans and building elevations for the legally described property, subject the above conditions.

- c. Chairperson Morris made a motion to approval the building elevations for the legally described property, subject the above conditions.

Seconded by Cotton

Ayes: 2 - Heidner, Morris  
Nays: 4 – Hezner, Mulcrone, Ballowe, Cotton  
Absent: 1 - Gorog  
Motion failed

The Commission voted 2 - 4 recommending approval the final site and landscaping plans and building elevations for the legally described property, subject the above conditions.

- d. Chairperson Morris made a motion to approve the final plat of easement for the legally described property commonly known as the Cook Memorial Subdivision.

Seconded by Cotton

Vote  
Ayes: 4 – Heidner, Morris, Hezner, Ballowe, Cotton  
Nays: 2 – Mulcrone, Morris  
Absent: 1 - Gorog  
Motion passed

The Commission voted 4 - 2 recommending approve the final plat of easement for the legally described property commonly known as the Cook Memorial Subdivision., subject the above conditions.

2. Case #18-01 is a petition filed by Jeff Fougrousse, VHPD Executive Director, Vernon Hills Park District, 635 Aspen Drive, Vernon Hills IL 60061 and Nick Brown, HSD 73 Superintendent, Hawthorn School District 73, 841 West End Court, Vernon Hills IL 60061, requesting, Pursuant to Appendix C, Article 14B, Section 14B.3, Articles 18 thru 21, Section 21.3, 21.6 and 21.7 of the Vernon Hills Zoning Ordinance, and Ordinance 91-059 as amended by Ordinance 2016-016, the following is requested:

- a. To amend Article 14B, Section 14B.3 of Appendix C of the Code of Ordinances, being the Vernon Hills Zoning Ordinance of 1982, as amended from time to time, by adding “Public schools, elementary and high; and private schools having the same curriculum as ordinarily given in public schools; provided, that no rooms shall be used for housing or sleeping purposes” to the list of Special Uses permitted in the COS-1 Conservation Open Space District; and
- b. To amend the Special Use Permit for a Planned Unit Development to allow an addition to the existing Vernon Hills Park District Recreational Center commonly referred to as “The Sullivan Community Center”, and to allow the expansion of a parking lot and related improvements; and

c. Preliminary and final site and landscaping plan approvals and building elevations.

The property is located at 635 Aspen Drive currently the Delores Sullivan Community Center and is approximately 31 acres. The Property Index Number for this property is 15-05-200-019

ALL PERSONS PROVIDING TESTIMONY WERE SWORN IN.

Don Dixon, Manhard Consulting, provided a history of the project. He indicated that as a result of the meetings with the Victory Center, stakeholders and Village Staff the site plan was changed removing the access off of Phillip Road in front of the Victory Center. The site plan now allows for access to the site from south of the Victory Center. Chairperson Morris expressed concern about the cueing and access to the site. Commissioner Mulcrone also expressed concerns about the cueing and student pick up. The Petitioner explained how the pickup operations of the school worked and how the proposed plan would work. Mr. Dixon indicated they were trying to reduce the traffic on Aspen. They looked at multiple options with the current plan being the only option. Mr. Dixon indicated it there were two lanes of traffic in and out of the site and the road is wide enough for emergency vehicles.

*MM*  
*JK*  
Chairperson <sup>Morris</sup> ~~Mulcrone~~ asked if the School Board looked at any other sites within Vernon Hills. The Petitioner indicated that they looked at several warehouses, commercial buildings on Atrium, spaces in Mundelein and south of the aquatic center. They indicated that with building out the Park District, they would not need to construct a gymnasium and they would be able to share space in the building. The traffic patterns were discussed in depth and the Commission expressed concerns that parents would not comply with the proposed traffic patterns. Commission Heidner asked where the storm water detention for this site was located. BC Atkinson indicated the storm water vault was under the Victory Center parking structure.

Commissioner Mulcrone asked where the staff and teachers would park. Mr. Dixon indicated they have a shared agreement with the Park District and the Aspen Library for parking. They identified where the parking would be on the plan. Chairperson Morris asked when the staff and teachers would arrive versus the student and busses. The Petitioner indicated there is a 30-minute difference. The Petitioner indicated that there would be 30 employees on staff. Chairperson Morris questioned the figures in the staff report versus what was being discussed. The student population, number of classrooms and staff parking were clarified. The Petitioner stated that the maximum number of classrooms could be up to 22, with 16 being planned to start. The Petitioner went over the floor plan of the project showing classroom, storm shelter, restrooms, multipurpose room and offices.

BC Atkinson indicated that the parking lots would be built to roadway specifications. He also indicated there was an ingress/egress easement going through the property. Chairperson Morris indicated that he felt that the 18.3 Standard were inadequate and simply repeat themselves. He felt the Standards should be amended to reflect the actual conditions. He also wanted to know how the kindergarten benefits the Park District. Representative of the Park District was unable to answer the question with the exception of co-use of the gymnasium. It was noted that the School District is paying for the

school and the Park District will lease the property to the school. The Park District felt that the parking situation does not affect operations of the Park Districts. They did express some concerns about the stacking and location of the skate park.

Chairperson Morris indicated the Standards 18.3.4 and 18.3.5 were both contradicted by previous comments. Mr. Dixon indicated that they could add pavement markings to direct parents were to go for cueing. Chairperson indicated Standard 18.3.1 needed to be clarified with regard to health, safety and welfare. He also noted Standards 18.3.2 with regard to adjacent properties concerned him. The Petitioner felt that the traffic study took into consideration, the growth of the school, expansion of the Library and student population. She stated that there were only two high volume traffic times and that the problem was the egress on Route 60. They felt that directing traffic off Deerpath would address the egress issue. It was noted that the start time of the other school would not conflict with the start time of the kindergarten. Commissioner Hezner asked when kindergarten is over and it was noted that school is over at 2:30 PM. There are afterschool programs that will be run by the Park District.

Commissioner Mulcrone commented on the architecture and felt that they did a great job, but were given a bad site to work with.

THE HEARING WAS OPENED FOR PUBLIC COMMENT. BEING NO COMMENTS, THE PUBLIC HEARING PORTION OF THE MEETING WAS CLOSED.

- a. Chairperson Morris made a motion to amend Article 14B, Section 14B.3 of Appendix C of the Code of Ordinances, being the Vernon Hills Zoning Ordinance of 1982, as amended from time to time, by adding "Public schools, elementary and high; and private schools having the same curriculum as ordinarily given in public schools; provided, that no rooms shall be used for housing or sleeping purposes" to the list of Special Uses permitted in the COS-1 Conservation Open Space District, subject the following conditions.

Seconded by Hezner

Ayes: 2 - Hezner, Morris

Nays: 3 - Heidner, Mulcrone, Cotton

Absent: 1 - Gorog

Abstain: 1 - Ballowe

Motion failed

#### ***Conditions of Approval***

- Final approval of plans by the Village Engineer and Landscape Technician prior to issuance of a building permit.
- General compliance with the site plan and engineering drawings, prepared by Gewalt Hamilton Associates; Inc., dated April 6, 2018.
- General compliance with the vehicle-stacking plan, prepared by Gewalt Hamilton Associates; Inc., dated March 12, 2018.

- General compliance with the landscape plan prepared by Gewalt Hamilton Associates; Inc., dated April 6, 2018. This plan shall be revised in accordance with the current plan utilizing an access route south of Victory Center.
- General compliance with the building elevation drawings/color renderings, prepared by DLR Group, dated January 9, 2019.
- Compliance with all ordinances and standards of the Village except as otherwise noted.
- Review and approval of site lighting and parking lot light fixtures by the Building Commissioner.
- The existing license agreement pertaining to the parking lot, between the Village, Park District, and Library District will be amended to reflect the revised site plan.

The Commission voted 2 - 3 recommending approval to amend Article 14B, Section 14B.3 of Appendix C of the Code of Ordinances, being the Vernon Hills Zoning Ordinance of 1982, as amended from time to time, by adding "Public schools, elementary and high; and private schools having the same curriculum as ordinarily given in public schools; provided, that no rooms shall be used for housing or sleeping purposes" to the list of Special Uses permitted in the COS-1 Conservation Open Space District, subject the above conditions.

- b. Chairperson Morris made a motion to amend the Special Use Permit for a Planned Unit Development to allow an addition to the existing Vernon Hills Park District Recreational Center commonly referred to as "The Sullivan Community Center", subject to the above conditions.

Second by Hezner

Vote

Ayes: 1 - Hezner

Nays: 4 - Heidner, Mulcrone, Cotton, Morris

Absent: 1 - Gorog

Abstain: 1 - Ballowe

Motion failed

Chairperson Morris requested the Petitioner resubmit 18.3 Standards. He felt that the current responses do not meet the requirements.

The Commission voted 1 - 4 recommending approve to amend the Special Use Permit for a Planned Unit Development to allow an addition to the existing Vernon Hills Park District Recreational Center commonly referred to as "The Sullivan Community Center", subject to the above conditions.

- c. Chairperson Morris made a motion to amend the Special Use Permit for a Planned Unit Development to allow the expansion of a parking lot and related improvements, subject to the above conditions.

Second by Cotton

Vote

Ayes: 0 - None

Nays: 5- Heidner, Mulcrone, Cotton, Morris, Hezner  
Absent: 1 – Gorog  
Abstain: 1 - Ballowe  
Motion failed

The Commission voted 0 - 5 recommending approve to amend the Special Use Permit for a Planned Unit Development to allow the expansion of a parking lot and related improvements, subject to the above conditions.

- d. Chairperson Morris made a motion to approval of the preliminary and final site and landscaping plan approvals, subject to the above conditions.

Second by Hezner

Vote  
Ayes: 0 - None  
Nays: 5 - Heidner, Mulcrone, Cotton, Morris, Hezner  
Absent: 1 – Gorog  
Abstain: 1 - Ballowe  
Motion failed

The Commission voted 0 -5 recommending approval of the preliminary and final site and landscaping plan approvals and building elevations, subject the above conditions.

- e. Chairperson Morris made a motion to approval of the building elevations, subject to the above conditions.

Second by Hezner

Vote  
Ayes: 2 – Heidner, Morris  
Nays: 3 - Mulcrone, Cotton, Hezner  
Absent: 1 – Gorog  
Abstain: 1 - Ballowe  
Motion failed

The Commission voted 2 - 3 recommending approval of the building elevations, subject the above conditions

- I. Approval of Minutes**
- II. Development Review**
- III. Adjournment**

With no further items on the agenda, Chairperson Morris made a motion to adjourn the meeting. Commissioner Hezner seconded and on a voice vote, the motion was approved unanimously.

Meeting adjourned 10:15 pm.



Respectfully submitted,



Michael Atkinson  
Acting Community Development Director

Distribution:

Village President and Trustees  
Village Clerk  
Village Manager  
Commission Members

05-01-19  
Approval Date  
[Signature]  
Chairperson Pro Tem  
[Signature]  
Secretary

File

Videotape of the meeting retained on file pursuant to Village policy.