

Planning and Zoning Commission Minutes
April 13, 2022
7:30 p.m.

I. Call to Order and Roll Call

Attendance: Chairman Morris, Commissioners Gorog, Hezner, and Mulcrone. Absent: Commissioners Cotton and Heidner. A quorum was established.

Also attending: Michael Atkinson, Director of Community Development

II. Public Hearing

Case #21-014 is a petition filed by Vernon Hills Montessori Academy, Rhythm of Learning LLC, 21 W Hawthorn Parkway, Vernon Hills, IL 60061, requesting, pursuant to Articles 13, 18 and 21 and Section 21.6 of Appendix C of the Village of Vernon Hills Code of Ordinances, approval of a Special Use Permit to allow for a day care facility, to be known as Vernon Hills Montessori Academy, to be located on the legally described property. The site is located 204 US Highway 45, Vernon Hills Illinois, 60061

ALL PERSONS PROVIDING TESTIMONY WERE SWORN IN

Margarita Shvets and Alissa C. were sworn in.

Margarita Shvets has resided in the Vernon Hills area since 1999. She is an educator of more than 30 years and specializes in Montessori style teaching methods. They have been at Or Shalom for over 10 years and the school has grown and needs more space as the students and teaching staff have grown in the programs. Most of the staff and parents live in Vernon Hills. They want to provide more activities but they are currently limited due to the space issue. They would be open 7am-6pm, Monday through Friday, and be able to provide more parent and student celebration nights in the evenings, which is a top goal for the school.

Noted, was concerns on the limited parking. Michael Atkinson was able to do the calculations, verifying that the property meets minimum parking requirements. There was a variation at the time when the Synagogue was approved that is still valid. It was noted that parent nights could be split if needed to accommodate parking demand. There is also a concern that the existing bathroom facilities are not adequate to support the number of students. Michael Atkinson said bathrooms would be addressed at permit submittal along with all other building requirements. Ms. Shvets explained the transfer of the license and how final approvals take place. It was noted that part of the parking dead ends. Ms. Shvets said drop-off and pickup is not all at the same time, explaining time schedule. Michael Atkinson clarified parents park their cars verses regular school pickups and drop-offs.

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

PUBLIC NOTICE

Chairman Morris noted the required notices were sent to the surrounding property owners. No responses were received.

THE HEARING WAS OPENED FOR PUBLIC COMMENT

No one from the public spoke.

THE PUBLIC HEARING WAS CLOSED

Chairman Morris suggested adding a condition to the list of approvals that bathrooms be checked for compliance at the time of permit submittal.

1. **There is a standing motion to recommend approval of a special use permit, allowing a daycare facility to be known as The Vernon Hills Montessori Academy subject to the conditions listed below:**

Second by Commissioner Gorog

AYES: 4 – Hezner, Mulcrone, Gorog, Morris

NAYS: 0 – None

ABSENT: 2 – Cotton, Heidner

Motion passes.

Conditions of Approval

1. General compliance with the site plan, consisting of one (1) page showing the play area enclosure, dated March 30, 2022; and
2. General compliance with the floor plans consisting of two (2) pages, dated March 30, 2022; and
3. The fence enclosing the play area shall be black aluminum as shown on the picture depicting the play area, dated march 30, 2022; and
4. Compliance with all ordinances and standards of the Village.

III. Public Meeting

Case #2022-02 is an application filed by Dan Freitag, Premier Design & Build Group, LLC, 1515 E Woodfield Road Ste 770, Schaumburg, IL 60173 requesting, pursuant to Ordinance 639 and Appendix C of the Village of Vernon Hills Code of Ordinances, Article 4, Section 4.12, Article 16, 20 and 21, the following is requested:

1. Preliminary and final site plan approvals; and
2. Preliminary and final landscape plan approvals; and
3. Preliminary and final architecture plan approvals; and
4. Preliminary and final plat of subdivision approvals

The vacant property is located across the street from Vernon Hills High School and east of 100 Lakeview Parkway.

PUBLIC MEETING (NOT A PUBLIC HEARING) – NO SWEARING IN

Dale Carter, Project Manager of Premier Design Build
Jim Waldenberg, Developer and Owner of the Property

The petitioner discussed the vision, elevations of the building, and the approximate 51,000 square foot size. The building would be constructed with precast panels. The plans have provisions for truck parking and loading in the back and all the trucks would be hidden behind the building. The current proposal is for a speculative building, also known as a “white vanilla box”. There is no tenant planned for this space at this time. It was noted that if trees are on the property and if appropriate, they would be protected and remain. The east pond will be kept in design of “like” and “kind”. The plans have gone through the Village’s technical review process and a review with Lake County, addressing areas of concerns. There is a very detailed landscape plan that addresses comments raised during the technical review process. Part of the development includes the consolidation of two lots into one lot and it is presently set up for two tenants to occupy.

Discussion – The discussion involved parking, VHHS bus routes, color of the faux wood accent and number of tenants. It was noted that the curve of where trucks would be making a left hand turn should not have an impact to any passageways. It was stated that the other parcel to the east and north will be sold in the future. A concern was raised that we may be building too many of these type of buildings and its future impact. In response, the petitioner stated that it is a possibility, but right now they are in high demand. It was inquired if parking will ever be modified with the constant changes of vehicle sizes. Mike Atkinson replied that eventually such studies will be conducted in the future.

THE MEETING WAS CLOSED

No public comments.

Chairman Morris stated before the Commission is a motion to recommend approval of preliminary and final site plans, preliminary and final approval of landscape plans, preliminary and final approval of architectural plans, and preliminary and final approval of plat of subdivision.

- 1. There is a standing motion granting preliminary and final site plan approvals, subject to the conditions of approval referenced in the staff report.**

Second by Commissioner Gorog

AYES: 4 – Hezner, Mulcrone, Gorog, Chairman Morris

NAYS: 0 – None

ABSENT: 2 – Cotton, Heidner

Motion passes.

- 2. There is a standing motion granting preliminary and final approval of landscape plans subject to the conditions of approval referenced in the staff report.**

Second by Commissioner Gorog

AYES: 4 – Hezner, Mulcrone, Gorog, Chairman Morris

NAYS: 0 – None

ABSENT: 2 – Cotton, Heidner

Motion passes.

- 3. There is a standing motion granting preliminary and final architectural plan approval subject to the conditions of approval referenced in the staff report.**

Second by Commissioner Hezner

AYES: 4 – Hezner, Mulcrone, Gorog, Chairman Morris

NAYS: 0 – None

ABSENT: 2 – Cotton, Heidner

Motion passes.

- 4. There is a standing motion granting preliminary and final plat of subdivision approval subject to the conditions of approval referenced in the staff report.**

Second by Commissioner Hezner

AYES: 4 – Hezner, Mulcrone, Gorog, Chairman Morris

NAYS: 0 – None

ABSENT: 2 – Cotton, Heidner

Motion passes.

Conditions of Approval

1. General compliance with the civil engineering plans, consisting of fifteen (15) pages, prepared by Spaceco, Inc, dated April 1, 2022; and
2. General Compliance with the Landscape Plan, consisting of three (3) pages, prepared by The JNL Design Group, dated March 30, 2022; and
3. General compliance with the architectural plans, consisting of thirteen (14) pages, prepared by Cornerstone Architecture Ltd, dated April 1, 2022; and
4. General compliance with the photometric plan consisting of one (1) page, prepared by Spaceco, Inc, dated January 21, 2022; and
5. Compliance with the plat of subdivision, consisting of two (2) pages, prepared by Spaceco, dated January 26, 2022; and

6. Architectural elevations shall generally comply with the color renderings, consisting of one (1) page, prepared by Cornerstone Architecture Ltd, dated February 14, 2022; and
7. Review and approval of landscaping plans by the Village Landscape Technician shall be required prior to issuance of a full building permit for the project. The Landscape Technician may require plant substitutions where, in his opinion, the substitution is appropriate for this project; and
8. Final engineering is subject to review and approval by the Village Engineer prior to issuance of building permit; and
9. Review and approval of site lighting and parking lot light fixtures by the Director of Public Works and Director of Community Development prior to issuance of building permit; and
10. The Director of Community Development shall review and approve the exterior lighting on the building prior to issuing any building or site development permit; and
11. The plat of subdivision is subject to review and approval by the Village Attorney and the Village Engineer; and
12. Compliance with all ordinances and standards of the Village.

IV. Approval of Minutes

1. Approval of the minutes of the December 15, 2021 Planning & Zoning Commission meeting

Chairman Morris motioned, second by Commissioner Hezner, to approve of the minutes of the December 15, 2021 meeting of the Planning & Zoning meeting.

All in favor vote

Motion was unanimously approved.

All in favor voted.

Motion was unanimously approved.

V. Development Review

VI. Adjournment

With no further items on the agenda, Chairman Morris motioned, second by Commissioner Hezner, to adjourn the meeting.

All in favor vote

Motion was unanimously approved.

The meeting adjourned at 7:40PM

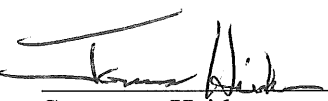
Respectfully submitted,

Michael Atkinson
Director of Community Development

Distribution:
President and Board of Trustees
Village Manager/Village Clerk
Commission Members

5/25/2022
Approval Date


Chairperson Morris


Secretary Heidner

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