

**PLANNING AND ZONING COMMISSION
MINUTES
JULY 10, 2019**

Call to Order and Roll Call

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

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

Also in Attendance: Michael Atkinson, Director of Community Development

I. PUBLIC HEARINGS

1. Consideration of case #18-07, an application filed by 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 B, Section 7 and Appendix C, Article 21 of the Village of Vernon Hills Code of Ordinances, approval to amend the plat of subdivision.

ALL PERSONS PROVIDING TESTIMONY WERE SWORN IN

Scott Schutz, JTS Architects, representing the ownership of the shopping center. Mr. Schutz indicated the covenants and restrictions were sent to the Village Attorney this week. Chairperson Morris indicated that the plat submitted is different than originally submitted in that it includes cross access parking agreement for Lot 2. The suggestion on the plat is that there are vehicular and pedestrian ingress and egress easements. Those are no longer necessary and can be removed. Chairperson Morris asked if the revised plat and revised terms and conditions for the cross access have been approved by the owners of Lot 1 and Lot 2. DCD Atkinson confirmed receipt.

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

There being a standing motion to recommend preliminary and final approval to amend the Hawthorn Village Commons plat of subdivision, subject to the following conditions:

1. Subject to the terms and conditions of the cross access and cross parking agreement
2. Removal of the existing ingress egress easement from the plat
3. Review and approval of the plat by the Village Engineer and Village Attorney.
4. Compliance with all ordinances and standards of the Village except as otherwise provide herein.

Seconded by Commissioner Heidner

Vote

Ayes: 7 - Mulcrone, Ballowe, Hezner, Heidner, Morris, Gorog, Cotton

Nays: 0 - None

Absent: 0 - None

Motion carried

The Commission voted 7-0 recommending preliminary and final approval to amend the Hawthorn Village Commons plat of subdivision, subject to the above conditions.

2. Consideration of case #19-06, an application filed by Ellen Ley, 1459 Wild Iris Lane, Grayslake, IL 60030, requesting, pursuant to Article 4, Section 4.12, Articles 13, 18 and 21 and Section 21.6 of

Appendix C of the Village of Vernon Hills Code of Ordinances and Ordinances 2005-21 and 2005-22, approval to amend the Special Use Permit approved in Ordinance 2008-31 to allow changes to the site plan, landscape plan and architectural plan.

ALL PERSONS PROVIDING TESTIMONY WERE SWORN IN

Ellen Ley, Owner, introduced the school and its history. They are looking to create a multipurpose room and two classrooms. They are converting one classroom from 20 students to 8 infants. Mike Elliot, the architect, provided an overview of the layout and location of the proposed expansion. There were questions regarding the property lines and Mrs. Ley indicated that there is an easement, which allows them to have the sidewalk on the adjacent property.

Commissioner Gorog asked about the waiting list and Mrs. Ley explained the attendance and number of students and rotation cycles of the children. Chairperson Morris asked if there was a cross access parking easement with the bank, and Mrs. Ley indicated there was not. Mrs. Ley indicated that they have permission from Chili's to use their parking lot if necessary. Chairperson Morris asked if they could get a more formalized agreement with Chili's. He asked if the parking will be able to accommodate the 20% increase in students. Mrs. Ley did not feel it would be a problem due to the staggered drop off times.

Chairperson Morris noted that notices had been sent out and there were no responses. He also noted that the Petitioner submitted responses to the Standards outlined in Section 18.3 and will be made a part of the record.

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

1. There being a standing motion to recommend approval to amend the Amended and Restated Development Agreement approved in Ordinances 2005-21 and 2005-22, to allow for revisions to the approved plans to allow for an addition to a building, including a parking variance for property commonly known as The Goddard School, subject to the conditions noted below.
 1. Final approval of plans by the Village Engineer and Landscape Technician prior to issuance of a building permit.
 2. General compliance with the site plan and engineering drawings, consisting of ten (10) pages, prepared by Eriksson Engineering Associates, LTD, dated March 1, 2019.
 3. General compliance with the landscape plan, consisting of three (3) pages, prepared by Eriksson Engineering Associates, LTD, dated February 2, 2019.
 4. Existing landscape plantings damaged during construction shall be replaced as a condition of approval of the final certificate of occupancy.
 5. General compliance with the building elevation drawings/color renderings, consisting of three (3) pages, prepared by Kluber Architects + Engineers, dated January 15, 2019.
 6. Compliance with all ordinances and standards of the Village except as otherwise noted.
 7. The Petitioner with the Village Staff investigate a more formalized parking agreement or cross easement with the property to the north and the property to the east.

Seconded by Commissioner Cotton

Ayes: 7- Hezner, Morris, Ballowe, Heidner, Mulcrone, Gorog, Cotton

Nays: 0 - None

Absent: 0 - None

Motion passed

The Commission voted 7-0 recommending approval to amend the amended and Restated Development Agreement approved in Ordinances 2005-21 and 2005-22, to allow for revisions to

the approved plans to allow for an addition to a building, including a parking variance for property commonly known as The Goddard School, subject to the above conditions noted above.

2. There being a standing motion to recommend approval to amend Ordinance 2008-03, granting revisions to a Special Use Permit for a day care facility on the legally described property, subject the conditions noted above.

Seconded by Commissioner Heidner

Ayes: 7- Hezner, Morris, Ballowe, Heidner, Mulcrone, Gorog, Cotton

Nays: 0 - None

Absent: 0 - None

Motion passed

The Commission voted 7-0 recommending approval to amend Ordinance 2008-03, granting revisions to a Special Use Permit for a day care facility on the legally described property, subject the above conditions noted above.

3. There being a standing motion to recommend approval of preliminary and final site and landscaping plans approvals and building elevations, subject the conditions noted above.

Seconded by Commissioner Cotton

Ayes: 7- Hezner, Morris, Ballowe, Heidner, Mulcrone, Gorog, Cotton

Nays: 0 - None

Absent: 0 - None

Motion passed

The Commission voted 7-0 recommending approval of preliminary and final site and landscaping plans approvals and building elevations, subject the conditions noted above.

II. DEVELOPMENT REVIEW

DCD Atkinson indicated that Staff is in the second round of Technical Review for the three lot subdivision Phase I of the Hawthorn Mall. This should be done within the next 10 days and they should be ready to submit to the P&Z. He indicated the next step might be the redevelopment of the Carson's lot. He stated that they might have a tenant lined up but will not release the name. There are some conceptual plans on our web site for viewing. DCD Atkinson noted that demo work will continue at the Laschen Center in the next couple of days. Weather has been a factor in the delay. Commissioner Gorog asked about the Mobil station across the street. DCD Atkinson noted it has new ownership and will become a Marathon Station. It was asked what will happen to the former TGI Fridays. DCD Atkinson noted that it will become a Jameson's. He noted there is no movement on the former Bali's building. DCD Atkinson noted new stores coming into Melody Farm. He discussed parking in Melody Farm and other issues related to the site. He indicated that there is a high-end day care facility proposed at the former PNC Bank. The high school construction and facilities for medical marijuana were discussed. Commissioner Cotton asked if there has been some change in the handicap parking rules because she has noticed several areas that have removed the parking spaces. DCD Atkinson said he would look into it.

Commissioner Heidner indicated there was an error on page 2 of the minutes regarding a vote. He also indicated the minutes do not reflect a vote or continuation on the Panda Express plat of subdivision. DCD Atkinson indicated he would bring it back at the next meeting and publish a legal notice.

III. APPROVAL OF MINUTES

Approval of the minutes of the May 1, 2019 Planning & Zoning Commission meeting. Seconded by Commissioner Ballowe. On a voice vote the minutes were unanimously approved as amended.

IV. ADJOURNMENT

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

Meeting adjourned 8:45 pm.

Respectfully submitted,

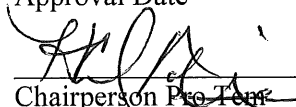

Michael Atkinson
Director of Community Development

Distribution:

Village President and Trustees
Village Clerk
Village Manager
Commission Members

File

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

11-13-19
Approval Date

Chairperson Pro Tem

Secretary