

PLANNING AND ZONING COMMISSION MINUTES
OCTOBER 27, 2021

I. Call to Order and Roll Call

The meeting was called to order at 7:35PM.

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

Also attending: Michael Atkinson, Director of Community Development
Carmen Forte, Village Attorney, Klein, Thorpe & Jenkins

II. Public Hearing

1. Case #21-8 being a petition filed by the Village of Vernon Hills, pursuant to Article 21, Section 21.7 of the Vernon Hills Zoning Ordinance, requesting the following amendments of Appendix C of the Code of Ordinances, being the Vernon Hills Zoning Ordinance of 1982, as amended from time to time:
 1. To amend Article 21 to add a new Section 21.3.3, and amending 21.4 pertaining to jurisdictional authority of the Zoning Board of Appeals; and
 2. Any other amendments to the Zoning Ordinance deemed necessary and appropriate by the Board of Trustees as recommended by the Planning and Zoning Commission related to the proposed amendments.

Attorney Forte explained the difficulty the Village has keeping the ZBA fully staffed. To date, there are only three active members, and the Village has been unable to recruit new members sufficient to maintain a quorum. Together with the Village President, the Planning and Zoning Commission (P&Z) is requested to review and recommend an amendment to the Zoning Ordinance that would transfer ZBA authority to P&Z.

The draft amendment would grant authority to the Planning and Zoning Commission to consider appeals of any decision by the Zoning Administrator and to conduct public hearings and provide recommendations to the Village Board for variations relative to the Zoning Ordinance. The proposed amendment and subsequent Ordinance would also dissolve the ZBA as a separate Board. Attorney Forte confirmed ZBA and P&Z cases could be handled in one meeting.

DRAFT AMENDMENTS:

Article 21 of the Village of Vernon Hills Zoning Ordinance is hereby amended to read as follows:

A new Section 21.3.3 shall read as follows:

Sec. 21-3. – The planning and zoning commission.

[...]

21.3.3 Consolidation with Zoning Board of Appeals. The number of members of the planning and zoning commission shall correspond to the number of members of the zoning board of appeals as provided in section 21.4 of the Vernon Hills Zoning Ordinance of 1982, as amended. Members of the planning and zoning commission shall also serve as the members of the zoning board of appeals, and shall

exercise the jurisdiction granted to the zoning board of appeals under Section 21.4.3 of the Zoning Ordinance. The chairman of the planning and zoning commission shall also serve as the chairman of the zoning board of appeals for the term of his appointment as the chairman. Appointment to or resignation or removal from the planning and zoning commission shall constitute appointment to or resignation or removal from the zoning board of appeals.

[...]

Section 21.4 is hereby amended, to read as follows:

Sec. 21.4. *Zoning board of appeals.*

~~A separate zoning board of appeals is hereby authorized to be established.~~ The word “board” when used in this section shall be construed to mean the board of appeals.

[...]

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

1. There is a standing motion to recommend approval to the Village Board amendments of Appendix C of the Code of Ordinances, being the Vernon Hills Zoning Ordinance of 1982, as amended from time to time:

- 1. To amend Article 21 to add a new Section 21.3.3, and amending 21.4 pertaining to jurisdictional authority of the Zoning Board of Appeals; and**
- 2. Any other amendments to the Zoning Ordinance deemed necessary and appropriate by the Village Board as recommended by the Planning and Zoning Commission related to the proposed amendments.**

Second by Commissioner Cotton

AYES: 6 - Hezner, Heidner, Mulcrone, Gorog, Cotton, Morris

NAYS: 0 – None

ABSENT: 0 – None

Motion carried.

Staff will prepare the necessary information and forward the recommendation to the next available COW meeting.

III. Development Review

DCD Atkinson updated the Commission on future development:

Christ Church currently located in the former Carson’s building would relocate to a building on Lakeview Parkway.

One sign variation.

American Hotel Register property is for sale and staff has been fielding inquiries.

Hawthorn Middle School South addition is in technical review.

Hawthorn Mall is partnering with Integrated Development for a 164 unit assisted living facility. They have appeared before the COW for concept review.

IV. Approval of Minutes

Chairman Morris motioned, second by Commissioner Gorog, to approve of the minutes of the October 13, 2021 of the Planning & Zoning meeting with the amendment to number 5 of the Conditions of Approval to read:

5. Subject to verification by staff of an arrangement of general *and emergency* cleaning services from Centennial; and

All in favor vote, the motion was unanimously approved.

V. Adjournment

With no further items on the agenda, Chairman Morris motioned to adjourn the meeting, second by Commissioner Gorog. All in favor vote, the motion was unanimously approved.

The meeting adjourned at 7:47PM

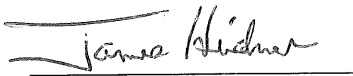
Respectfully submitted,

Michael Atkinson
Director of Community Development

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

12-16-2021
Approval Date


Chairperson Morris


Secretary Heidner

File

Videotape of the meeting retained on file pursuant to Village policy