

**VILLAGE OF VERNON HILLS
ORDINANCE 2025-057**

**AN ORDINANCE APPROVING VARIATIONS FROM EXHIBIT E, ZONING, OF THE
CONTINENTAL EXECUTIVE PARKE RPUD (ORDINANCE 639), TO FACILITATE THE
DEVELOPMENT OF A DRIVE-THRU RESTAURANT, RAISING CANE'S 151 E. TOWLINE ROAD**

WHEREAS, the Village of Vernon Hills received a petition by Terraco Inc., property owner, on behalf of Raising Cane's C1209 Vernon Hills, contract lessee, requesting variations from the zoning regulations for the Continental Executive Park Regional Planned Unit Development (RPUD), to facilitate the construction and operation of a drive-through restaurant at the property commonly known as 151 E. Townline Road, legally described in Exhibit A; and

WHEREAS, the petition also included a request for a Special Use Permit and variations the sign code, to be considered under separate ordinances; and

WHEREAS, the Planning and Zoning Commission held a public hearing, duly noticed, on April 2, 2025; and

WHEREAS, the Commission, after consideration of the materials and testimony provided by the petitioner, has filed a report making findings of fact in support of the petition in accordance with the standards listed in Section 21.5 of the Zoning Ordinance, and has recommended approval of the petition as described in Exhibit B (Planning and Zoning Commission report); and

WHEREAS, the Committee of the Whole discussed the recommendation of the Planning and Zoning Commission at its meeting on April 15, 2025, concurring with Planning and Zoning Commission and recommending approval of the requested variations; and

WHEREAS, the President and Board of Trustees, having determined that the requested variations are in the best interest of the Village of Vernon Hills and meet the relevant standards contained within the Zoning Code, hereby adopts this ordinance granting variations from the Zoning Code of the Village of Vernon Hills pursuant to its duty to regulate the uses of land within the Village of Vernon Hills.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF VERNON HILLS, COUNTY OF LAKE AND STATE OF ILLINOIS:

SECTION 1. The above recitals are hereby incorporated into and made part of this Ordinance.

SECTION 2. Variation Approval. The following variations from the requirements of Exhibit E, Zoning, of the Continental Executive Parke RPUD (Ord. 639), for the property located at 151 E. Townline Road, Vernon Hills, Illinois, zoned BP (Business Park District), and legally described in Exhibit A, and as described in the application by Terraco Inc. on behalf of Raising Cane's Restaurants LLC, dated March 4, 2025, and illustrated on the Zoning Variance Exhibit by Kimley Horn Associates, last revised March 13, 2025, attached hereto as Exhibit C, are hereby approved:

1. Section K.1(b), to permit a side setback of 10.0' to the east canopy (35.0' required);
2. Section K.1(b), to permit a rear setback of 12.9' to the south canopy (35.0' required);

SECTION 3. SEVERABILITY. In the event that any section, clause, provision, or part of this ordinance shall be found and determined to be invalid by a court of competent jurisdiction, all valid parts that are severable from the invalid parts shall remain in full force and effect. If any part of this ordinance is found to be invalid in any one or more of its several applications, all valid applications that are severable from the invalid applications shall remain in effect.

SECTION 4. REPEAL AND SAVINGS CLAUSE. All ordinances or parts of ordinances in conflict herewith are hereby repealed; provided, however, that nothing herein contained shall affect any rights, actions or causes of action which shall have accrued to the Village of Vernon Hills prior to the effective date of this ordinance.

SECTION 5. EFFECTIVE DATE. This ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

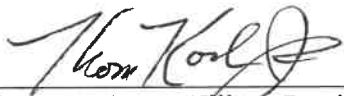
SECTION 6. ORDINANCE NUMBER. This ordinance shall be known as Ordinance Number 2025-057.

Adopted by roll call vote as follows:

AYES: 7 – Marquardt, Oppenheim, Takaoka, Schenk, Forster, Lundeen, Koch

NAYS: 0 - None

ABSENT AND NOT VOTING: 0 - None


Thom Koch, Jr., Village President

PASSED: 05/06/2025

APPROVED: 05/06/2025

ATTEST: 05/06/2025


Kevin Timony, Village Clerk



EXHIBIT A

Legal Description

151 E. Townline Road
PIN: 15-04-109-003

PARCEL 1:

LOT 1 IN SPORTMART SUBDIVISION, BEING A RESUBDIVISION OF LOT 1 IN CONTINENTAL EXECUTIVE PARKE - PHASE I, IN SECTION 4, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF RESUBDIVISION RECORDED MAY 20, 1992 AS DOCUMENT 3160372, IN LAKE COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 OVER THAT PART OF LOT 2 IN SPORTMART SUBDIVISION, BEING A RESUBDIVISION OF LOT 1 IN CONTINENTAL EXECUTIVE PARKE - PHASE I, IN SECTION 4, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF RESUBDIVISION RECORDED AS DOCUMENT 3160372, AS CREATED AND DEPICTED ON EXHIBIT "D1" OF THE DECLARATION OF MUTUAL AND RECIPROCAL EASEMENTS, COVENANTS AND RESTRICTIONS RECORDED MAY 20, 1992 AS DOCUMENT 3160378, IN LAKE COUNTY, ILLINOIS.

EXHIBIT B

Planning and Zoning Commission
Findings of Fact and Recommendation

Case 2025-06: Zoning Variations to facilitate the construction of
a Restaurant with Drive-Through

Raising Cane's
151 E. Townline Road

Planning and Zoning Commission – Meeting Minutes

April 2, 2025 - 7:30 p.m.

I. Call to Order and Roll Call

Chairman Morris called the meeting to order at 7:30 PM.

Attendance: Chairman Morris and Commissioners Cotton, Fluno, Heidner, Lis, and Smith. Commissioner Nabat had given prior notice of her absence.

Also attending: Andrew Jennings, Director of Community Development.

Chairman Morris noted that Public Hearing for Case #2025-07 would be taken first.

II. General Public Comment

No one from the public came forward to speak.

III. Items for Review

Chairman Morris called for the opening of the following public hearing:

2. **Public Hearing for Case #2025-07.** A petition filed by Ana Lopez, Happy J Home Day Care, requesting approval of a Special Use Permit per Section 4.7.3, Home Occupations, and Section 18.3, Special Uses, of the Zoning Code, to allow the existing home daycare located at 305 Court of Elm to provide care for seven (7) or more children.

ALL PERSONS PROVIDING TESTIMONY WERE SWORN IN

Sol Cabachuela and Ana Lopez were present on behalf of the petition and sworn in.

Ms. Cabachuela translated for the petitioner to provide additional information for the petition. The daycare had been run for approximately 10 years, and continuous education to keep up with the regulations and provide the best for the children. She was very dedicated to the work, and she hoped to continue at Vernon Hills.

Ms. Cabachuela, as a parent, commented that they had really helped her son with his speech, and they were very happy with what they had done. She spoke in favor.

Chairman Morris asked if any complaints from neighbors had been received since the start of the operation.

Ms. Cabachuela reported that no complaints were received. Their neighbors had offered to help if ever needed.

Chairman Morris asked if they had the DCFS licensure for the daycare. Ms. Cabachuela reported that she applied in December, but they had asked for her to first get approval for the Special Use Permit.

Chairman Morris asked if she was aware of the two conditions that staff had recommended: (1) that at least one side of the driveway be kept open during operating hours to facilitate pickup and drop off and (2) that the daycare would be permitted to care for 12 full-time and four part-time children, subject to DCFS approval.

Ms. Cabachuela reported that they agreed with both conditions.

Commissioner Heidner asked why two spots could not be left in the driveway instead of leaving one whole side open. Director Jennings reported that the driveway fit two cars, and the goal was to ensure that parents' cars were completely off the sidewalk. It was on a cul-de-sac, so there was not a lot of street space.

Commissioner Heidner asked if they currently had a DCFS license they were trying to renew and if it was restricted to less than seven children.

Ms. Cabachuela reported that they were trying to renew the license. The license approved up to 12 children. Director Jennings reported that it was the agreement with DCFS to allow the process to continue.

Commissioner Heidner what the maximum number of children was expected. Ms. Cabachuela reported that the goal was to have as many as DCFS allowed, which was 12 full-time and four part-time.

Commissioner Heidner asked what ages the daycare was for. Ms. Cabachuela reported that they were of varying ages. She could only have two babies, and the rest of the children were toddlers through age 10. The oldest was dropped off and picked up from the bus. There was currently only one baby.

Commissioner Fluno asked what precautions were being taken. Ms. Cabachuela reported that DCFS had many requirements, including an extinguisher and a carbon monoxide detector, and DCFS did checks.

Commissioner Heidner asked about the length of the DCFS license. Ms. Cabachuela reported that it lasted up to three years, but compliance checks were done yearly. Every child had to have vaccine records.

Commissioner Cotton was asked how many vehicles there were at one time for pick up and drop off. Ms. Cabachuela reported that, at most, two cars.

Commissioner Cotton asked what the procedure was for pick up and drop off. Ms. Cabachuela reported that the parent had to get out of the car. There was a sign-in and sign-off sheet.

Commissioner Cotton asked if there were still two people in the house during the bus pick up or drop off. Ms. Cabachuela confirmed that there were.

Commissioner Cotton commented that the staffing may not be enough. Director Jennings reported that the DCFS staffing requirements were based on the spread of ages, which was why they only permitted two babies.

Chairman Morris stated that the numbers for DCFS were high in terms of the child-to-caregiver ratio.

Commissioner Heidner asked if daycares were required to provide a copy of the DCFS licenses. Director Jennings reported that they were in close contact with DCFS, and they could do checks.

Commissioner Heidner asked how many children were currently served. Ms. Cabachuela reported that there were 12.

Commissioner Fluno asked how illness amongst staff was handled. Ms. Cabachuela reported that if one of them were to get sick, the daughter helped. There were only rare occasions in which they had closures. If they were too understaffed, parents would be notified that the daycare would not be open that day.

Commissioner Heidner asked about equipment outside for recreation. Ms. Cabachuela said that there was a small playground on rubberized material, along with balls and tricycles. DCFS examined the outside area as part of their checks. The last DCFS agent spent seven hours at the daycare and provided a quality circle for the daycare.

Ms. Cabachuela swore that the translation was transparent and accurate.

THE HEARING WAS OPENED FOR PUBLIC COMMENT

Chairman Morris opened the hearing to public comment. No one from the public was present to speak, and public comment was closed.

PUBLIC NOTICE

Chairman Morris noted that notice had been provided as described in the Staff report. Director Jennings confirmed that no written comments had been received.

DISCUSSION OF RECOMMENDATION

Chairman Morris noted that the responses to the Section 18.3 standards for a special use had been included in the packet.

Commissioner Heidner asked if the ordinance that was passed included the operator's children. Director Jennings reported that it was inclusive. The code was previously incorrect.

Commissioner Heidner asked if the count of children would include their own children. Ms. Cabachuela reported that it did not because their youngest daughter was 15 and did not attend the daycare.

Chairman Morris stated there is a standing motion by the Chair to approve, and read the draft motion for approval of a special use in the staff report.

Commissioner Fluno seconded the motion. There being no additional discussion, the Commission voted on the motion, as follows:

Make Findings of Fact and Recommend Approval of s Special Use for a Home Daycare for the property located at 305 Court of Elm, Vernon Hills, Illinois, as required by Appendix C, Zoning Ordinance, of the Village Code, Section 4.7.3 (Home Occupations), Article 18 (Special Use Standards), and Section 21.6 (Special Use Procedures), as described in the application by Happy J Home Daycare dated February 17, 2025, to be operated in accordance with the following plans and exhibits:

- Happy “J” Home Day Care Expansion Plan

And with the following conditions of approval:

1. At least one side of the driveway must be kept open during operating hours to facilitate drop-off and pick-up.
2. The daycare is permitted to care for 12 full-time children and 4 part-time children, subject to the approval of DCFS. The total number of children (part-time and full-time) may be less than this amount due to DCFS regulations.

AYES: Cotton, Fluno, Heidner, Lis, Morris Smith

NAYS:

ABSENT: Nabat,

PRESENT:

Motion approved (6-0, 1 absent).

Director Jennings reported that he intended to present to the Board on April 15th.

THE PUBLIC HEARING WAS CLOSED AT 7:56 PM.

Chairman Morris called for the opening of the following public hearing:

1. Public Hearing for Case #2025-06. A petition filed by Terraco, Inc. on behalf of Raising Cane’s C1209 Vernon Hills, contract lessee, requesting the following actions to facilitate the construction and operation of a drive-through restaurant at 151 E Townline Rd.: (1) Special Use Permit with associated site plan and appearance approval per Section 18.3 of the Zoning Code and Exhibit E, Zoning, of the Continental Executive Park RPUD (Ord. 639); (2) Variations from Article 16, BP District, lot and yard requirements, Exhibit E, Zoning, of the Continental Executive Park RPUD (Ord. 639), per Section 21.5 of the Zoning Code; and (3) Variations from the requirements of Chapter 19, Signage, of the Village Code per Section 21.5 of the Zoning Code.

ALL PERSONS PROVIDING TESTIMONY WERE SWORN IN

Scott Gendell, President of Terraco Inc, Sarah Holmes, Raising Canes, Brendan May, KLOA, Traffic Engineer, Dustin Johnston with ADA Architects, and Tom Szfranski with Kimley Horn, Civil Engineer, were present on behalf of the petition and sworn in.

Mr. Gendell introduced the project. He reported that they had managed several properties over half of a dozen states, and Vernon Hills was the longest-standing place they had done business. There were three different traffic studies done on the property. The owners of the property were completely supportive of the property. A lot of individuals would walk from the Bears Fit to the Raising Cane's.

Ms. Holmes, with Raising Cane's, provided an overview of the company. It was founded in 1996, and it has since developed, with 898 locations across the country. All of their leadership was trained to do all jobs so that they could always assist the community. No employees were let go during COVID. They were proposing Raising Cane's, a quick-service restaurant with a dual-lane drive-thru and outdoor seating. The structure was approximately 3,430 square feet. There were 55 employees, with 12 per shift. The number of employees changed based on the day and peak times. The operating hours were Sunday through Thursday, 9:30 am to 2:00 am and Friday and Saturday from 9:30 am to 3:00 am, which was in line with Taco Bell and McDonald's. They requested standard use for all the drive-thru restaurants. They had approval from Bears Fit to build as proposed. There were variation requests for the setback and signage, which would be addressed in detail.

Mr. May reported that they had initially prepared an industry-standard traffic impact study, which looked at the mid-day weekday periods and Saturday mid-day period. Traffic for the restaurant was generated, and the impacts were examined. The comments received from the community related to the accuracy of the trip generation. There were supplemental evaluations done at two existing restaurants in Gurnee and Rolling Meadows and the internal circulation was examined closely. They looked to see if there was any way to improve the efficiency of the drive and made recommendations to improve the circulation. The conclusions were that the peak drive-thru queue was 12 vehicles which the proposed drive-thru stacking would accommodate. The average time it took for a vehicle to exit from the site onto Lakeview Parkway was approximately 11 seconds. There were one to two vehicles per minute making a left-hand turn from the access drive onto Lakeview Parkway during the peak hours. The 95% percentile queues on movements could be accommodated on the driveway without extending beyond the parking aisles. Both the signalized intersections created gaps in the Lakeview Parkway stream, which allowed vehicles to exit the site. There were no crashes reported between 2019 and 2023. Overall, the findings were reviewed by the Villages' Engineering Consultant and confirmed.

Chairman Morris asked how the drive-thru is accessed. Mr. May said that they would use a combination of signage and striping, the easternmost drive aisle would be used to travel up and to the west. Vehicles could also go across Bears Fit. It was recommended that crosswalks be striped, stop-for-pedestrian signs be placed, and speed humps be placed to try to encourage vehicles from using the route identified. Upon exiting, vehicles would be directed to keep vehicles from traveling on the inbound route.

Chairman Morris asked what the usage of the parking field currently was for Bears Fit. Mr. May said that Bears Fit alone had over 50 available parking spaces on weekdays and over 100 available spaces on Saturdays, which was not inclusive of the parking on the Raising Canes. The peak parking on Saturday was 77 spaces, with 177 available to Bears Fit. The peak parking demand was observed to be 126 out of 177 on the weekdays.

Chairman Morris asked about the size of the parking spaces. It was stated that they were the standard size. Chairman Morris commented that the standard sizes were no longer big enough with the current vehicles.

Mr. Gendell commented that not all spaces on the site would be used.

Ms. Holmes reported that the main point of sale was through the drive-thru, not walk-ins. The parking spaces were mainly used by staff.

Mr. Gendell reported that there were spaces in the rear of the Bears Fit parking lot as well.

Chairman Lis asked if there were two separate lots under two different ownerships. Mr. Gendell reported that there were. It was asked if there was an access easement. There was an access easement and a reciprocal agreement with a yearly fee to maintain them.

Commissioner Lis asked whose idea the speed humps were. Mr. May stated that it was from both staff and department consultants. People did not like driving over speed humps and would often avoid them. It was commented that people going to Bears Fit would have to go over the humps. Mr. May stated that they did not necessarily have to.

The recommendation for the southern aisle along Bears Fit was presented. Mr. May said the plan was to widen the outbound access drive to provide exclusive left turns as well as a lane to provide exclusive right-turn movements. The two identified crosswalks were presented, which were near the main entrances. The goal was to consolidate pedestrians to the crosswalks.

Commissioner Lis recommended to be clearer that the speed humps provided a liability to Bears Fit. Mr. Gendell stated that there was a site plan approval and acknowledgement. Commissioner Lis was commented that many people did not understand the site plan and may not understand that if someone bottomed out on the speed hump, it was Bears Fit's liability. Mr. Goodman reported that they had shared the site plan and details, and Bears Fit had approved them. There was proof of approval in the technical approval. The amended REA showed all improvements, including the speed humps. It did not discuss liability. There were concerns that Bears Fit would approve signage and the right turn late, so they wanted to be clear. Commissioner Lis asked if plowing was under one contract. Each contract owner plowed their own lot.

Commissioner Smith commented that people were more likely to ignore signage, but speed humps more frequently forced people to follow the traffic direction.

Commissioner Lis asked if Bears Fit complained later, could they remove the speed humps. Director Jennings stated that they could include flexibility in the REA if the Council suggested it. If both parties were included, a condition could be added to the REA. Mr. Gendell stated that they could delay the speed humps and see if the signage was sufficient first.

Chairman Morris request a review of the signage. A do not enter sign would be placed in one location. He asked if someone drove down the second aisle if they had to go all the way down and around the site. Ms. Holme explained that the do not enter sign, and the sign farthest would direct customers to the left to go into the site; as the customers exited, they would see signage at the island closest to the drive-thru to exit out.

Chairman Morris asked if someone pulled into Bears Fit at the second aisle, how they could go back. The anticipation was that they would have to circle back. Chairman Morris questioned the usage of the parking on the site; different statistics for parking had been provided. Ms. Holmes reported that her statistics were national, and they would need to open first before seeing how much traffic was present. A comment was made that people would have to back out of into the drive-thru from parking spaces. Ms. Holmes stated that there was adequate spacing for people to be able to back out. Mr. Gendell stated there were generally spaces adjacent to drive-thrus, and there was adequate room to pull out and drive by at the same time. Mr. May said there was 24 feet of space. The site was designed to the standard. Mr. Szfranski explained the cars entering the site would come from the north, heading westbound. As cars were entering, cars looking to back out would wait until there was a gap.

Commissioner Fluno asked if vehicles exiting could go either direction. The vehicles would be instructed to turn right. Mr. May stated that the second outermost lane was only for peak hours, and crew members would run out. Ms. Holmes added here would not be two vehicles exiting at the same time, and they would both be able to turn right.

Chairman Morris asked about other changes for traffic movement. Mr. May stated that all were covered.

Chairman Morris asked what percentage of times the traffic could not be accommodated. Mr. Gendell stated that there were projects turned down or traffic consultants would say they did not work. Mr. May confirmed that the plan would work. He had not gone out personally.

Commissioner Cotton asked how many cars could stack. There was the capability to stack 21 cars. None of the stacked cars would be in front of the parking.

Commissioner Fluno asked if it was ever expected for the demand to exceed the drive-thru lanes and back into the parking lot. Mr. May stated that they were not expecting it on a regular basis, only during times such as a grand opening. There could be lines competing against each other in peak times, but the outbound lane would still be available for exiting. It would be contained within the lot.

Commissioner Heidner asked where the backup was. Ms. Holmes reported that they had the fastest time to pick up in quick-service restaurants at 2.5 minutes. There was a continuous flow of chicken cooking during peak hours.

Director Jennings asked Ms. Holmes to explain the plans for the grand opening traffic management. Ms. Holmes reported that Raising Cane's looked at every site and tried to stay at an acre or more because they were aware that they needed more parking. A specific grand opening plan was implemented, with dedicated routes to shuffle people through and keep people contained on site. Off-duty officers, local police, and state police, if necessary, were implemented to help with the flow of traffic. Dedicated crews went to the site prior to the grand opening. Grand openings could be one week or extend up to two weeks, but Raising Cane's was committed to employing any off-duty officers or police as long as necessary.

Commissioner Heidner asked where the point of order was. Ms. Holmes explained where the point of order was. During the peak hours, crews could walk food out. There were also mobile tablets, and crews would be stationed further back to take orders if necessary.

Commissioner Heidner asked about the stacking of the traffic. Ms. Holmes stated that the ordering traffic did not stack very far. It was a fairly quick process. There were generally points where people were told to park or circle to the front, and crew members could run food out. There were also spots dedicated to mobile pickup. No delivery service was done.

Commissioner Heidner asked what the square footage was. Mr. Szfranski stated that it was 7,200 square feet.

Commissioner Fluno asked how many vehicles the dedicated right-hand turn lane would stack. It could fit two vehicles. If three cars were stacked, it would block the turn lane. Commissioner Fluno asked if people would pull halfway into the median. The majority of traffic was making a left-hand turn, and it was anticipated that there would rarely be more than two or three vehicles turning left.

Commissioner Fluno asked what the hours of Bears Fit were. Mr. Gendell stated that they closed at 10 pm. Commissioner Fluno asked if someone would be plowing until Raising Cane's closing hours. Mr. Gendell stated that they were committed to plowing until closing hours, no matter whose property it was on.

Chairman Morris requested discussion of the setback variations was requested. Mr. Szfranski stated that a side yard and rear yard setback were requested. On the east side of the site, there was a 35-foot setback requirement, and the building was proposed at 33.6 feet. The canopy setback was 10 feet. On the south, the requirement was 40 feet and the canopy over the menu boards was proposed at 12.9 feet. The uniqueness of the site was discussed. There was a 100-foot building setback along Townline Road and floodplain along the west side of the site, which took up 57% of the property area, which was why the site plan was tighter to the southeast corner of the site.

Commissioner Heidner asked if the proposed building was in the footprint of the existing building. Mr. Gendell stated that it was done to accommodate the circulation needs.

Director Jennings clarified that the motion that was drafted used slightly different setback requirements because the wrong zoning was used. It was an issue of utilizing the RPUD zoning framework during the technical review. The motion would be drafted using the corrected setback regulations.

Mr. Gendell said the position of the building benefited Bears Fit in terms of visibility. The site boundaries were artificially drawn and could have been drawn differently years ago.

Chairman Morris requested discussion of the signage variations. Ms. Holmes reported that there was a 100-foot setback along Townline Road, so they requested additional signage. An overview of the whole site plan was presented. The area was heavily landscaped.

Commissioner Heidner asked if the monument sign was visible enough. Ms. Holmes said it was not. The current landscaping showed quite a few trees, and they were planting heavily as well. The frontage was heavily landscaped with trees and shrubbery, which obscured the view of the building.

Commissioner Fluno asked how the plants were selected. Ms. Holmes stated that they met the Village code and Raising Cane's standards. Commissioner Fluno asked if the plants were drought-tolerant and could hold up to the conditions. Mr. Szfanski stated that they were all acceptable in the Village ordinance.

Director Jennings stated that the ordinance had some recommendations. The landscape tech was more familiar with the plants. He stated that his review covers visual obstructions and ensuring adequate winter interest. Commissioner Fluno commented that there was a significant variety of evergreens, but some plants may not hold up over the long term. Mr. Gendell stated that they could add a stipulation that they would use any substitutes that were salt-resistant and recommended by the Village. Commissioner Cotton requested that the plants also be native plants so that they were salt-resistant and weather-friendly.

Ms. Holmes provided an overview of the signage. There was offsite signage requested as a variance to help navigate customers from the Bears Fit lot to the Raising Cane's. Commissioner Cotton asked if the directional signs were illuminated. Ms. Holmes reported that they were not, and they were similar to regular ADA stop signs. Ms. Holmes stated that they were requesting a variance for the murals. The logo was 24.1 square feet, not 48 sq ft as labeled in the Staff report. The mural was a customizable item that was featured on a lot of sites and had the name Vernon Hills within it. The "one" tower was an architectural feature and was made out of car hood material. It stands slightly off the building, 5 inches. The "One Love" letters were requested to sit above the canopy. Having a logo for the drive-thru was requested to direct traffic, which was a hand-painted mural. A muralist from Baton Rouge was used, and he travels and paints the murals for all locations. There is a good lifespan on the murals. The standard logo was also on the south to help direct traffic from the Bears Fit lot.

Commissioner Fluno asked what the primary entrance was. Ms. Holmes stated that both entrances could be used.

Director Jennings asked if the main sign that was repeated on each elevation was 24 square feet. Ms. Holmes stated that it was 24.1 square feet. Director Jennings noted that it needed to be changed in the motion.

Ms. Holmes stated that they wanted to address concerns with traffic and guiding people correctly to access Raising Cane's.

Chairman Morris asked why the door needed another sign since the north elevation had four different elements and the large mural. Ms. Holmes stated that the one by the door was illuminated, but the large mural was not illuminated.

Commissioner Cotton commented that the building had way too much signage. They generally did not allow more than one sign on the facade. They had recently allowed two. She would not be in favor of four signs.

Chairman Morris asked what the height of the building was compared to Jameson's because you could clearly see the building. Mr. Gendell said that he thought it was about thirty feet.

Chairman Morris asked if this much signage is really needed. Mr. Gendell stated that some of the signs were for internal purposes to direct people. Ms. Holmes stated that they could eliminate the one love letters, but they liked to have the mural because it promoted the Village as well since young people used it for photo opportunities. The sign above the door was not negotiable for Raising Cane's.

Commissioner Cotton asked if the second dog mural could be moved and replaced with the photo op. People could still stand and take photographs. Ms. Holmes stated that they would have to take it back to design since it was not their standard location.

Commissioner Heidner commented that the drive-thru arrow on the east would not help direct anyone. Ms. Holmes explained that it would help point people around the building. It was commented that the sign was pointing north. Ms. Holmes stated that it was helping direct people around the drive-thru.

Mr. Gendell suggested that there be a directional, non-stylized sign. Commissioner Heidner stated that he did not see any point in the sign. Chairman Morris commented that the sign was unnecessary with all of the signage. Ms. Holmes offered to remove the flame from the sign.

Commissioner Heidner asked how many signs the ordinance allowed. Director Jennings reported that the ordinance allowed one sign per elevation. Ms. Holmes asked that if they were under the allowable size, then all of the logo signs would be allowed. Director Jennings stated that if the main oval sign was one sign on each elevation, that would be allowed. Ms. Holmes asked if the

drive-thru sign would be allowed based on the ordinance, and the only variation was for the dog mural, the other mural, and the architectural feature. Director Jennings clarified that the architectural feature would be considered a sign.

Commissioner Smith viewed the “one” tower as a design feature and not a sign. Director Jennings explained that the commission could agree to that interpretation and the additional variation wouldn’t be necessary.

Commissioner Cotton stated that she would be more inclined to vote yes if the one love was removed and the mural was moved. The location of the mural was discussed. The mural had to be walked to. If the entrance was being walked to, it would not generally be passed. It was asked if the patio would encroach on the area if the mural was on the west side. Ms. Holmes stated that it would impact the visibility. The mural was placed where it typically was for Raising Cane’s. There were umbrella tables planned along the patio that could not be relocated, which would restrict the visibility of the mural if it were moved to be by the patio. There were plenty of opportunities to take photos in front of the mural at its current location.

Chairman Morris requested information on the architecture of the building. Mr. Johnston reviewed the site lighting, which were black LED fixtures and 25 feet tall. The building was 3,400 square feet. A mixture of materials was utilized, including brick and composite paneling. Through the technical review, they opted to prioritize more masonry and have the composite paneling be more of an accent. There were two canopies that were not attached and provided covering. There was a seal that kept rain from going into the gap. There were a few awnings around the buildings to provide protection around the entrance. The building went up to 21’6” and the one tower feature went to 31’6”. The building has raised parapets. The brick goes all the way up, and a perforated metal screening matches the height of the composite paneling, which allows airflow for equipment. The building had accent lighting. There was code-compliant lighting as well as accent lights, including cove lighting that pointed on the brick and a hidden LED strip along the bottom of the perforated metal screening to accent the metal.

Commissioner Heidner asked where the canopy was being held up. Mr. Johnston explained the two structures that held the canopy up. It was asked if cars could go across the striped area. Mr. Johnston reported that it was the crew member’s walk area, and cars were not allowed in that area. Ms. Holmes noted that it was ADA-compliant as well. There were four columns for the drive-thru canopy. There was a raised island for the menu board and speakers, which allowed protection against cars’ wheels.

Chairman Morris asked where people paid. Mr. Johnston reported that there was a pay window before the window in which people picked up food. The dual process allowed the faster process. The pay window had a small awning to provide some coverage. The outside lane did not have any coverage. In the peak times, a crew member was coming out. It was not a cashless restaurant, and crew members could walk cash back out.

Commissioner Heidner requested pictures of the canopies. The elevations were provided. They were there for coverage and accented the building.

Commissioner Cotton was asked if she would be okay with the sign package if the drive-thru flame and dog were eliminated. Commissioner Cotton stated that she would likely be okay with that.

Commissioner Fluno commented that the One Love logo gave it more character, but the Raising Cane's logo was in two spots close together.

Commissioner Cotton said “One love” was also repeated, so if it was removed from the sign, it would still be in the mural.

Commissioner Smith commented that some of the restaurants did not have the One Love logo. Ms. Holmes stated that it was the standard.

Commissioner Smith commented that the site did have some locational challenges, which were attempted to be addressed by the signage. Having the directional sign with the flame did provide guidance to explain that they had to go around. Commissioner Cotton stated that she did not believe it was necessary since there were other signs.

Chairman Morris requested information on the directional signs. Ms. Holmes stated that they were more regulatory in nature and were not illuminated. The off-site signs directed traffic in and out to assist people in entering and exiting the site. There was one sign proposed that said “do not enter” to keep people from exiting the Raising Cane’s side into the main point of entrance. By the new right-turn lane along Lakeview Parkway, stop signs and drive-thru signs were proposed. The remaining signage was stop signs and pedestrian crossing signs to prohibit people from disregarding pedestrian safety.

Chairman Morris asked what showed customers where the drive-thru was after the drive-thru sign on the east side of the building that directed north. Ms. Holmes stated that once the customers continued, they would see the drive-thru lane. Chairman Morris stated that the sign was directing north not to go around the building. Commissioner Smith stated that he did not interpret it as directional but instead as a locational sign. Commissioner Fluno raised a concern that people may turn too early instead of going past the parking to the drive thru. Ms. Holmes stated that the drive-thru could still be accessed.

Commissioner Lis asked if it was difficult to add more signage if people were getting lost. Director Jennings stated that they did not need additional approval to add more directional signage in the future. The main concerns were about the clarity of clear entrance and exit paths. Mr. Gendell stated that they would add the signage if needed.

Commissioner Heidner agreed with Commissioner Cotton’s earlier statement; there is way too much signage. Customers will find it the first time and know exactly where everything is.

Mr. Gendell reported that 82% of users were repeat users.

THE HEARING WAS OPENED FOR PUBLIC COMMENT

Chairman Morris opened the hearing to public comment. No one from the public was present to speak, and public comment was closed.

PUBLIC NOTICE

Chairman Morris noted that notice had been provided as described in the Staff report. Director Jennings confirmed that no written comments had been received.

Commissioner Heidner asked if the public hearing sign had been posted. Director Jennings confirmed it was posted.

Chairman Morris asked whether Staff had received approval from Bears Fit. Director Jennings confirmed they had.

QUESTIONS FROM THE COMMISSION

Commissioner Heidner commented that the hours were tremendously long. Ms. Holmes stated that they were the standard hours, and they liked to stay open to late-night workers and staff that had all-shift jobs. Both dine-in and drive-thru were open. Generally, there was a minimum of having a manager at all times with three to four employees.

Chairman Morris noted that the responses to the Standards for a Special Use in Section 18.3 had been provided in the staff report and were part of the record.

Commissioner Lis asked if the north-access sidewalk was curved and if it was ADA-accessible. Ms. Holmes reported that there were large mature trees in which they were trying to avoid the root systems. It was ADA-compliant. Commissioner Lis asked if the van parking space was ADA-compliant since it seemed small. Mr. Szfranski stated that they were both nine feet wide. Commissioner Lis asked if there would be a connection between the access point for Bears Fit to the sidewalk. Ms. Holmes stated that there was not an existing sidewalk. Commissioner Lis stated that once they started changing things, they had to bring the sidewalk to be ADA-compliant. Mr. Szfranski stated that he would look into the issue, but there was the potential that what was existing was already ADA-compliant. It was strictly slope-based.

Commissioner Lis asked why there were proposals to remove trees. Mr. Szfranski stated that they were proposed to be removed due to the health of the trees. The trees were dead and falling apart.

Commissioner Lis asked about the drain in the trash enclosure. Mr. Johnston stated that there was a drain in case there was a bag that busted. There was a hot and cold hydrant to keep everything as clean as possible. The preference of Raising Cane's was to send it to sanitary, but it was required to be sent to sewer. Mr. Szfranski stated a small grease basin was proposed to prevent it from going to the sewer.

Director Jennings asked if there was access to maintain the grease basin. Mr. Szfranski reported that they did. The basin also had a lock and could only be opened intentionally. It was a 75-gallon grease trap.

Commissioner Lis asked what type of cover was over the drainage. Mr. Szfranski stated that it had a closed lid. When a crew member opened the lid, it was equipped with small holes to prevent larger items from going down it.

Chairman Morris It was asked if the monument sign was code compliant. Director Jennings reported that it was. The only question was related to the landscaping upgrade around it.

Commissioner Heidner asked how many pole lights were being provided. Mr. Johnston stated that it was typically around six to seven lights. The amount would be vetted out in the future. There would be no additional lighting for the patio area. Mr. Szfranski stated that there was a photometric plan and there were nine poles provided. Director Jennings added the existing fixtures were not code-compliant, so it was a necessary change.

Commissioner Fluno asked if all landscaped areas were sprinkled. Mr. Szfranski reported that they typically did. Ms. Holmes stated that they generally had irrigation proposed unless the ordinance prohibited it. Commissioner Fluno asked what mulch would be used. Mr. Szfranski stated that he would check. Commissioner Fluno stated that his preference was natural hardwood.

Chairman Morriss asked for Staff comments. Director Jennings stated most staff comments had already been discussed. He asked if there were two colors of cement fiber board used on the elevations. Mr. Johnston provided small samples. The second color shown was for the trash enclosure. Director Jennings asked about the perforated material. Mr. Johnnton did not have a sample. Director Jennings stated that he saw a newer Raising Cane's and the perforated material screened the rooftop units adequately.

Commissioner Heidner asked about the grade change on the sidewalk. Director Jennings asked if the grade of the proposed walk cut into the berm. Mr. Szfranski stated that they would cut a wedge in the berm to ensure that it was ADA-compliant.

Commissioner Lis was asked if the drain went to a catch basin before the creek. It was confirmed that it did.

Director Jennings referred to the cooler area with the service exit for the staff. He noted part of it was open to the sky. He recommended that a clear exit path be maintained in that area and that any materials stay below the top of the wall. Mr. Johnston reported that there would be a roof around all of it. He acknowledged that the clear path would be maintained, and no storage would go above the wall.

Chairman Morris asked if the fire department examined the site. Director Jennings reported that they did.

Chairman Morris commented that the extended hours were great. He liked the murals, but the site was a bit over-signed. He commented on his hesitation with the site circulation and did not think the spaces were big enough to accommodate current-sized cars.

DISCUSSION OF RECOMMENDATION

Chairman Morris stated that there are multiple motions. The first is for zoning variations.

Chairman Morris stated there is a standing motion by the Chair to approve and read the draft motion for approval of zoning variations in the staff report. Commissioner Lis seconded the motion.

Commissioner Heidner asked if the variance was still needed if the canopies were not considered. Mr. Szfranski reported that they would because the eastern elevation was a foot and a half into the setback.

There being no additional discussion, the Commission voted on the motion, as follows:

Make Findings of Fact and Recommend Approval of the following variations from Exhibit E of the Continental Executive Parke RPUD (Ord. 639), for the property located at 151 E. Townline Road, Vernon Hills, Illinois, as required by Section 21 (Variations), and Exhibit E, Zoning, of the Continental Executive Parke RPUD (Ord. 639), as described in the application by Terraco Inc. on behalf of Raising Cane's Restaurants LLC, dated March 4, 2025, and illustrated on the Zoning Variance Exhibit by Kimley Horn Associates, last revised March 13, 2025:

1. Section K.1(b), to permit a side setback of 10.0' to the east canopy (35.0' required);
2. Section K.1(b), to permit a rear setback of 12.9' to the south canopy (35.0' required);

AYES: Cotton, Fluno, Heidner, Lis, Smith, Morris

NAYS:

ABSENT: Nabat

Motion approved (6-0, 1 absent).

Chairman Morris stated there is a standing motion by the Chair to approve, and read the draft motion for approval of the Special Use Permit, with associated site plan, landscape plan, and architectural approval, in the staff report. Director Jennings reviewed the conditions of approval from the discussion of the petition: (1) flexibility to adjust speed bumps; (2) grand opening traffic to be coordinated with the police department; (3) landscape material can be substituted with the approval of the Village landscape technician; (4) landscape irrigation to be included as needed; (5) confirm whether the additional segment of sidewalk near Lakeview is required by the ADA; (6) grease trap on the storm drain subject to public works approval; (7) Natural hardwood mulch to be utilized in the landscape beds; and (8) a clear exit path must be maintained through the storage area to the service door.

Commissioner Lis requested clarification on speed bump versus hump. Mr. May stated that the design could be flexible. Commissioner Smith raised concerns about hitting the speed bumps when exiting the drive-thru. The condition was clarified to be flexible for speed humps and bumps. Director Jennings said that the recommendation for speed humps or bumps came from KLOA. Staff does not have a strong opinion but would prefer no speed bumps if it can be safe without them. Mr. Gendell said that they were comfortable deferring to staff to decide if they were needed or not in the future. Director Jennings would adjust the verbiage of the condition for flexibility.

Commissioner Fluno requested clarification on the sidewalk to Bears Fit. Director Jennings recommended confirming whether or not it was triggered. It is not a large segment of the sidewalk.

Commissioner Lis seconded the motion.

Commissioner Fluno asked if other sites in the Village had been considered. Mr. Gendell stated that Route 60 was great for a quick-service restaurant and provided a great opportunity for branding.

Commissioner Fluno commented that it was not at a controlled intersection. The exit took vehicles to a non-signalized turn. Mr. Gendell said that everything worked well for Raising Cane's. Ms. Holmes added that this is the third site they had looked at in Vernon Hills. Mr. Gendell said the site also did not back up to any residential areas, which helped with the late hours.

There being no additional discussion, the Commission voted on the motion, as follows:

Make Findings of Fact and Recommend Approval of a Special Use for a Restaurant with a Drive-Through, with associated site plan, landscape plan, and architectural approval, for the property located at 151 E. Townline Road, Vernon Hills, Illinois, as required by Article 18 (Special Use Standards), Section 21.6 (Special Use Procedures), and Exhibit E, Zoning, of the Continental Executive Parke RPUD (Ord. 639), as described in the application by Terraco Inc. on behalf of Raising Cane's Restaurants LLC, dated March 4, 2025, in accordance with the following plans and exhibits:

- Project Narrative
- Civil Engineering plan set by Kimley Horn and Associates, last revised 3.13.25
- Directional signage and pavement marking plan, by AGI, dated 3.19.24
- Landscape Plan by Belle Firma, dated 3.13.25
- Architectural Drawings by ADA Architects, last revised 3.13.25
- Floor Plan (sheet FP-1) by ADA Architects, last revised 3.13.25
- Light fixture cut sheet (D-Series Size 1), Lithonia Lighting

And with the following conditions of approval:

1. The parties on the Reciprocal Easement Agreement (REA) may jointly agree regarding the installation of speed bumps, including options such as delaying the installation or installing temporary speed bumps.
2. Temporary traffic management for the grand opening shall be coordinated with the police department, and shall remain until the police department concurs that traffic has decreased to normal operating levels.
3. Landscape material may be substituted prior to installation or following failure subject to approval of the Village's landscape technician.
4. Landscape irrigation shall be installed as needed, subject to approval of the Village's landscape technician.
5. The segment of missing sidewalk between the Bears Fit building and Lakeview Parkway path shall be installed if required by the IAC/ADA.
6. The proposed storm drain and grease trap in the trash enclosure are subject to approval by Public Works.
7. Natural hardwood mulch shall be utilized in the landscape beds.
8. A clear exit path shall be maintained through the storage area to the service door.

AYES: Cotton, Fluno, Heidner, Lis, Smith, Morris

NAYS:

ABSENT: Nabat

Motion approved (6-0, 1 absent).

Chairman Morris noted that he believes that parking stall dimensions should be increased but acknowledged the petitioner is not responsible for the code.

The Commission elected to make separate motions on the sign variations, as the petitioner had agreed during the meeting to certain modifications and it is not clear whether each elevation would receive a positive recommendation.

The Commissioners agreed that the sign on the top was architectural, agreed to correct the square footage, and agreed to remove the canopy sign. The petitioner agreed to remove the One Love canopy sign. Chairman Morris stated that the building would have the architectural feature, the mural, and the sign above the mural. The west elevation was the identification sign, which was 24.1 not 48.

Ms. Holmes explained there were different color variations to see the One Love letters. There were more graphics on the inside of the building representing the actual community.

Chairman Morris asked about significance of the dog. Ms. Holmes stated that it was significant for Raising Cane's. It was the founders dog and namesake of the restaurant.

Chairman Morris stated the identification sign was permitted because it was within the code.

Chairman Morris raised concerns about having a blank wall if they did not allow the dog sign.

Commission Cotton raised concerns about bird nesting behind the offset sign. Ms. Holmes discussed the construction and stated that she had never seen a bird nesting concern. The managers walk every site during every shift change, and any issues were noted. If that was a concern, the sign could also be mounted directly to the wall.

Commissioner Cotton did not believe the sign was necessary.

Commissioner Smith. It was asked if there was an order of preference for the signs. Ms. Holmes stated that the flames would be less important on the corporate side.

Chairman Morris continued to discuss the variations. On the east elevation, to permit the code-compliant identification sign at 24.1 square feet and an additional drive-thru sign.

The south elevation was already code-compliant.

Mr. Gendell stated that they would rather keep the dog mural than the sign with the flame.

Chairman Morris noted that a condition could permit the directional signage, subject to additional staff input.

If the dog sign was approved as a variance, it was asked if they were setting themselves up for future problems.

North Elevation (street entrance, facing Townline Road)

Chairman Morris referred to the north elevation signage. He confirmed that the petitioner had agreed to remove the “One Love” canopy sign and that the Commission determined that the large number one is an architectural feature. Chairman Morris stated there is a standing motion by the Chair to approve, and referred to the draft motion with the revisions as noted. Commissioner Smith seconded the motion.

There being no additional discussion, the Commission voted on the motion, as follows:

Make Findings of Fact and Recommend Approval of the following variations from Chapter 19, Signs, for the property located at 151 E. Townline Road, Vernon Hills, Illinois, as required by Section 21 (Variations), and Exhibit E, Zoning, of the Continental Executive Parke RPUD (Ord. 639), as described in the application by Terraco Inc. on behalf of Raising Cane’s Restaurants LLC, dated March 4, 2025, and illustrated on the Raising Cane’s Brand Book and Sign Package by AGI, North Elevation (p.4) dated January 9, 2025:

1. To permit a mural (139.5 sf), in addition to the permitted identification sign (24.14 sf).

AYES: Cotton, Fluno, Heidner, Smith, Morris

NAYS: Lis

ABSENT: Nabat

Motion approved (5-1, 1 absent).

West Elevation (parking lot entrance)

Chairman Morris referred to the west elevation signage. He confirmed that the identification sign dimension would be compliant once corrected (24.14 sq ft). Chairman Morris stated there is a standing motion by the Chair to approve, and referred to the draft motion with the revisions as noted. Commissioner Smith seconded the motion.

There being no additional discussion, the Commission voted on the motion, as follows:

Make Findings of Fact and Recommend Approval of the following variations from Chapter 19, Signs, for the property located at 151 E. Townline Road, Vernon Hills, Illinois, as required by Section 21 (Variations), and Exhibit E, Zoning, of the Continental Executive Parke RPUD (Ord. 639), as described in the application by Terraco Inc. on behalf of Raising Cane's Restaurants LLC, dated March 4, 2025, and illustrated on the Raising Cane's Brand Book and Sign Package by AGI, West Elevation (p.5) dated January 9, 2025:

1. To permit a sign (32.0 sf), in addition to the permitted identification sign (24.14 sf).

AYES: Fluno, Lis, Smith, Morris

NAYS: Cotton, Heidner

ABSENT: Nabat

Motion approved (4-2, 1 absent).

East Elevation (drive-thru)

Chairman Morris referred to the east elevation signage. He confirmed that the identification sign dimension would be compliant once corrected (24.14 sq ft). The variation would be for the flame style drive-thru sign. Chairman Morris stated there is a standing motion by the Chair to approve, and referred to the draft motion with the revisions as noted. Commissioner Smith seconded the motion.

Chairman Morris stated that they could vote on the motion, or the applicant could remove it. Ms. Holmes stated that she would see how the vote went.

There being no additional discussion, the Commission voted on the motion, as follows:

Make Findings of Fact and Recommend Approval of the following variations from Chapter 19, Signs, for the property located at 151 E. Townline Road, Vernon Hills, Illinois, as required by Section 21 (Variations), and Exhibit E, Zoning, of the Continental Executive Parke RPUD (Ord. 639), as described in the application by Terraco Inc. on behalf of Raising Cane's Restaurants LLC, dated March 4, 2025, and illustrated on the Raising Cane's Brand Book and Sign Package by AGI, East Elevation (p.4) dated January 9, 2025:

1. To permit a drive-thru wall sign (62.42 sf), in addition to the permitted identification sign (24.14 sf).

AYES: Smith,

NAYS: Cotton, Fluno, Heidner, Lis, Morris

ABSENT: Nabat

Motion failed (1-5, 1 absent).

Chairman Morris noted that the south elevation signage would be compliant once the dimension is corrected.

Directional Signage

Chairman Morris referred to the directional signage. Chairman Morris stated there is a standing motion by the Chair to approve, and referred to the draft motion with the revisions as noted. Commissioner Cotton seconded the motion.

Commissioner Heidner asked if the traffic study engineers or the staff requested the signage. Director Jennings stated that it was recommended by both the traffic study engineers and staff. Director Jennings explained such signs are considered exempt, but in this case they are located off-site, which is typically prohibited. Since they were off-site signs, the variation was necessary. There was no signage for the bumps but crosswalk warning signs. Warning signs for speed bumps in parking lots were not required. It was decided to add a condition that warning signs would be added if speed humps/bumps were put in place.

There being no additional discussion, the Commissioners voted on the motion.

There being no additional discussion, the Commission voted on the motion, as follows:

Make Findings of Fact and Recommend Approval of a variation from Chapter 19, Signs, Section 19-5, to permit off-site directional signs with logos for the property located at 151 E. Townline Road, Vernon Hills, Illinois, as required by Section 21 (Variations), and Exhibit E, Zoning, of the Continental Executive Parke RPUD (Ord. 639), as described in the application by Terraco Inc. on behalf of Raising Cane's Restaurants LLC, dated March 4, 2025, and illustrated on the Civil Engineering plan set by Kimley Horn and Associates, last revised March 13, 2025, sheet C5.2, Striping and Signage Plan.

AYES: Cotton, Fluno, Lis, Smith, Morris

NAYS: Heidner

ABSENT: Nabat

Motion passed (5-1, 1 absent).

Director Jennings noted that, due to the complexity, the Village Board would have to hold two meetings. The first meeting on April 15th would be a review and direction on how to draft the ordinance. The second meeting would take place in May, and the vote would be held.

Chairman Morris asked when they were looking to open. Ms. Holmes stated that they were expecting to have permits approved for construction in January 2026. The location would open in the fall of 2026.

Mr. Gendell asked why Raising Cane's thought the permits would take until January. Ms. Holmes stated that those were the standard times.

Director Jennings stated that they could further discuss the timing because they could first work on the civil permits.

THE PUBLIC HEARING WAS CLOSED AT 10:16 PM.

IV. Approval of Minutes

The approval of the previous meeting minutes would be placed on a future agenda.

V. Development Review

Director Jennings provided updates on the following items:

- The Committee concurred with the Commissioner's recommendation on Aged in Oak and on the staff draft of the liquor code update, which would be voted on in April.
- Next phase of mall development was in technical review.
- Potential meeting dates for the two hearings were April 23, April 30, and May 7. One was a sign variation for Hacienda Real to have a second sign where the Chili's sign used to be. The second was for the BHop ESports Arena in the mall; they were relocating to another unit in the mall.

VI. Adjournment

With no further items on the agenda, Chairman Morris moved to adjourn. Commissioner Cotton seconded. The motion was approved by a voice vote.

The meeting adjourned at 10:19 PM.

Respectfully submitted,

Andrew Jennings
Director of Community Development

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

Approval Date

Chairman Morris

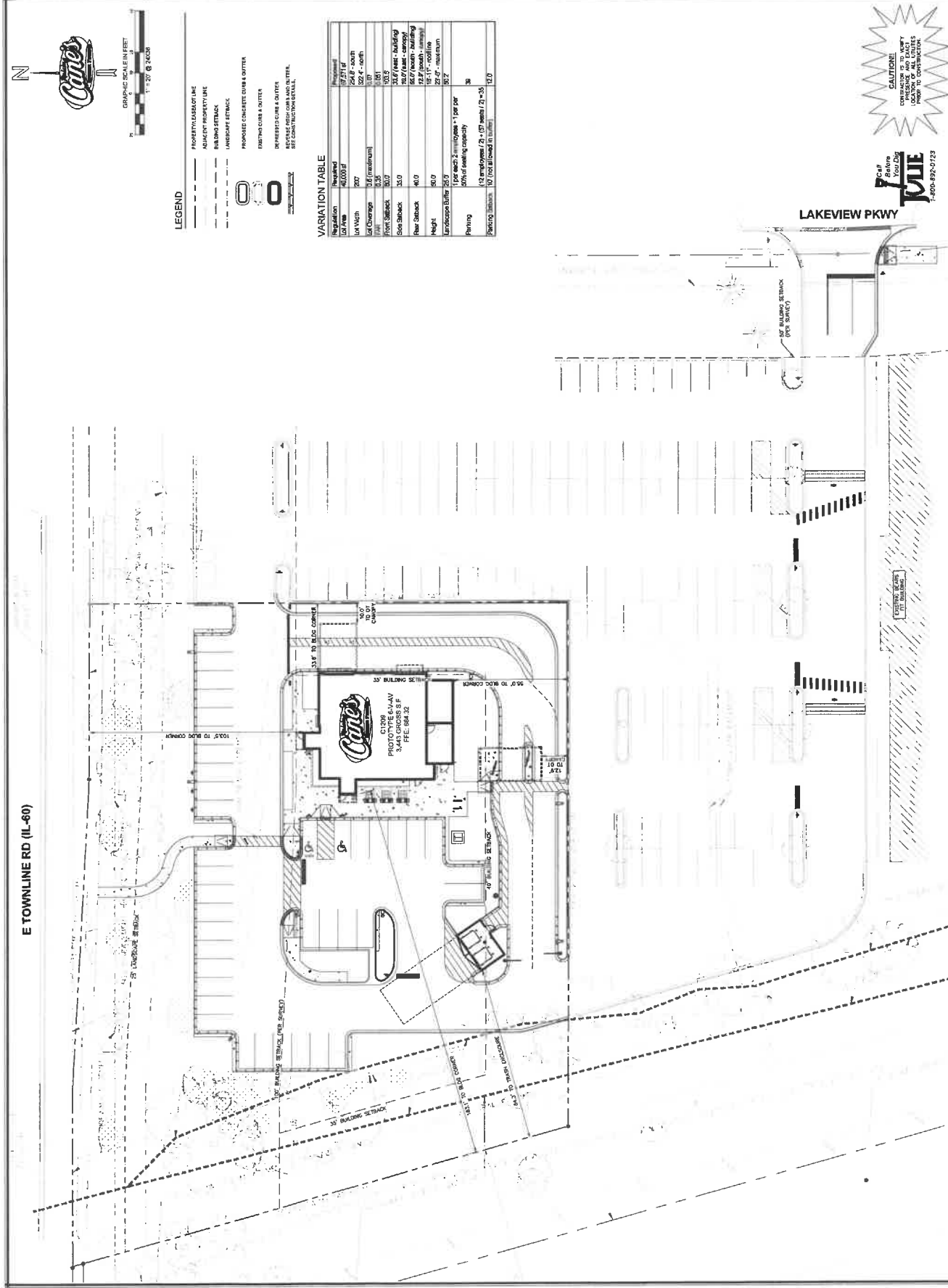
Secretary Heidner

EXHIBIT C

Plans and Exhibits

Case 2025-06: Zoning Variations to facilitate the construction of
a Restaurant with Drive-Through

Raising Cane's
151 E. Townline Road



VILLAGE OF VERNON HILLS

ORDINANCE NO. 2025-057

AN ORDINANCE APPROVING VARIATIONS FROM EXHIBIT E, ZONING, OF THE
CONTINENTAL EXECUTIVE PARKE RPUD (ORDINANCE 639), TO FACILITATE THE
DEVELOPMENT OF A DRIVE-THRU RESTAURANT, RAISING CANE'S 151 E.
TOWLINE ROAD

THE 6th DAY OF MAY 2025

Published in pamphlet form by the Authority of the
President and Board of Trustees of the Village of
Vernon Hills, Lake County, Illinois, this
6th day of May, 2025

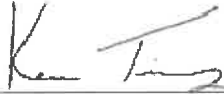
STATE OF ILLINOIS)
)
COUNTY OF LAKE)

CERTIFICATE

I, KEVIN TIMONY, CERTIFY THAT I AM THE DULY APPOINTED AND ACTING VILLAGE CLERK OF THE VILLAGE OF VERNON HILLS, LAKE COUNTY, ILLINOIS. I FURTHER CERTIFY THAT ON MAY 6, 2025, THE CORPORATE AUTHORITIES OF SUCH MUNICIPALITY PASSED AND APPROVED ORDINANCE NO. 2025-057 AN ORDINANCE APPROVING VARIATIONS FROM EXHIBIT E, ZONING, OF THE CONTINENTAL EXECUTIVE PARKE RPUD (ORDINANCE 639), TO FACILITATE THE DEVELOPMENT OF A DRIVE-THRU RESTAURANT, RAISING CANE'S 151 E. TOWLINE ROAD.

THE PAMPHLET FOR ORDINANCE NO. 2025-057 INCLUDING THE ORDINANCE AND A COVER SHEET THEREOF, WAS PREPARED, AND A COPY DATED MAY 6, 2025 AND CONTINUING FOR AT LEAST TEN DAYS THEREAFTER. COPIES OF SUCH ORDINANCE WERE ALSO AVAILABLE FOR PUBLIC INSPECTION UPON REQUEST IN THE OFFICE OF THE VILLAGE CLERK.

DATED IN VERNON HILLS, ILLINOIS, THIS 6th DAY OF MAY, 2025.


Kevin Timony, Village Clerk

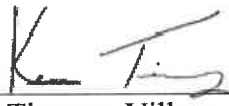
SEAL



AFFIDAVIT OF SERVICE

STATE OF ILLINOIS)
)
COUNTY OF LAKE)

I, KEVIN TIMONY, BEING FIRST DULY APPOINTED, DEPOSES AND SAYS ON OATH THAT AS VILLAGE CLERK OF THE VILLAGE OF VERNON HILLS, HE DID CAUSE THE FOREGOING CERTIFICATE FOR ORDINANCE NO. 2025-057 AN ORDINANCE AUTHORIZING THE CONVERSION, CONSOLIDATION, AND DISSOLUTION OF VILLAGE REPORTING FUNDS TO BE POSTED IN THE VILLAGE HALL AS REQUIRED BY LAW FROM MAY 6, 2025 TO MAY 20, 2025.



Kevin Timony, Village Clerk

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 6th DAY OF MAY, 2025



Notary Public

