

**PLANNING AND ZONING COMMISSION  
MINUTES  
February 17, 2016**

**I. Call to Order and Roll Call**

The meeting was called to order at 7:34 p.m.

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

Also in Attendance: Joe Carey, Assistant Village Manager (AVM)

**II. Public Hearing**

1. Case #16-01 is a petition filed by the Vernon Hills Park District, 294 Evergreen Drive, Vernon Hills IL 60061, requesting pursuant to Appendix C of the Village of Vernon Hills Code of Ordinances, Article 14B, 18, and 21, Sections 21.6 and 21.7, the following:

1. To amend Ordinance 91-59, which granted the Special Use Permit for a Community Center, to allow for the expansion of the Delores C. Sullivan Community Center; and
2. Preliminary and final site and landscaping plan approvals; and
3. Preliminary and final approval of the architectural elevations.

The Delores C. Sullivan Community Center is located at 635 Aspen Drive in Vernon Hills, Illinois. The property is currently zoned COS – Conservation and Open Space and the Property Index Number for this property is 15-05-200-019.

ALL PERSONS PROVIDING TESTIMONY WERE SWORN IN.

Tom LaLonde, Williams Architects, provided a general overview of the project starting with the overall site plan. There will be a 17,000 square foot expansion in addition to the existing 32,000 square foot building. The parking lot is existing and there is ample parking. There will be a slight expansion to the parking lot on the east side of the building and there will be additional handicap parking added. The proposed modifications include an expansion on the south of the preschool rooms. Replacing the three they already have and adding another one. The current main entrance will become office space. The entrance on the east will be expanded. On the north end of the building will be a single court gymnasium. There is a playground on the east side and it will be moved a little to the south to allow for the new entrance. Some of the existing pathways will be rerouted on the north side of the gymnasium.

The main entrance will allow access to the main lobby of the building and reception desk. Once the current staff moves into their new offices, the Park District admin staff will move into the building from the Laschen Center. Work is being done to the existing gymnasium, stage, multipurpose room and other program rooms. The new gymnasium will be about the same size as the current gymnasium and will have seating for spectators and access to the parking lot.

Commissioner Heidner inquired if the access to the gymnasium was an emergency entrance and it was noted that it was. Commissioner Hezner asked about the storage area in the gymnasium. It was noted the storage area would be about 10 feet tall with a sloped roof. Chairperson Morris asked if the doors to the gymnasium were too close to the gym floor and if it posed a safety issue.

It was noted the doors would only be open when the gymnasium is not being used. Executive Director Fougrouse said that it would not be an issue. Commissioner Mulcrone asked about the door under the basketball hoop and it was noted that the entry could be moved so that there could be padding on the wall behind the basket. There will be no changes to the locker rooms. Commissioner Hezner asked if the large trees in the front of the building will be saved. Executive Director Fougrouse indicated they will try to move the evergreen trees. Commissioner Hezner asked about the parking lot and the drainage issues and it was noted that that area would be corrected. Commissioner Mulcrone as if they had considered extending the portico out to the parking lot. Mr. LaLonde stated that is was a cost factor but doable and would be up to the Park District. Mr. LaLonde addressed the elevations and indicated they will be replicating the existing elevations. Commissioner Hezner asked how much they would be increasing the impervious surfaces and Mr. LaLonde stated that the gymnasium and preschool will drain north east to the Victory Center. All storm water issues have been addressed with Public Works Director Brown.

It was noted that notices had been sent to surrounding residents and there was only one inquiry received regarding the parcel south of the Aquatic Center. It was also noted that Section 18.3 responses were received by the Petitioner.

THE MEETING WAS OPENED FOR PUBLIC COMMENT AND NONE WERE RECEIVED

THE PUBLIC HEARING PORTION WAS CLOSED AFTER COMMENT

- a) Chairperson Morris made a motion to recommend approval of an amendment to Ordinance 91-59, which granted the Special Use Permit for a Community Center, to allow for the expansion of the Delores C. Sullivan Community Center subject to the conditions noted below:

Seconded by Commissioner Cotton

Vote

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

Nays: 0 - None

Absent: 1 - Ballowe

***Conditions of Approval***

General Compliance with the following plans:

- Proposed Site Plan prepared by Williams Architects with a received date of February 10, 2016 and consisting of 2 pages.
- Proposed Engineering Plans prepared by Williams Architects with a received date of February 10, 2016 and consisting of 14 pages.
- Proposed Landscaping Plans prepared by Williams Architects with a received date of February 10, 2016 and consisting of 3 pages.
- Architectural Elevations prepared Williams Architects with a received date of February 10, 2016 and consisting of 3 pages

Conditions of Approval for the entire Site:

1. Final approval of plans by the Village Engineer and Landscape Architect prior to issuance of a building permit.

2. Building materials consistent with the existing material color and type of the Sullivan Center.
3. Compliance with all ordinance and standards of the Village except as otherwise noted.
4. Park District is encouraged to preserve the existing trees on the property.
5. Provide a cost estimate to extend that portico at the east entrance and if financially feasible, complete the extension as part of this project.
6. Park District is encouraged to reconfigure the pathway system on the northeast side of the building to change the 90 degree turn into a curved path.

The Commission voted 6-0 to recommend approval to amend Ordinance 91-59, which granted the Special Use Permit for a Community Center, to allow for the expansion of the Delores C. Sullivan Community Center subject to the conditions noted above.

- b) Chairperson Morris made a motion to recommend approval of the Preliminary and final site and landscaping plan subject to the conditions noted above:

Seconded by Commissioner Heidner

Vote

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

Nays: 0 - None

Absent: 1 - Ballowe

The Commission voted 6-0 to recommend approval of the Preliminary and final site and landscaping plan subject to the conditions noted above.

- c) Chairperson Morris made a motion to recommend preliminary and final approval of the architectural elevations, subject to the conditions noted above:

Seconded by Commissioner Hezner

Vote

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

Nays: 0 - None

Absent: 1 - Ballowe

The Commission voted 6-0 to recommend preliminary and final approval of the architectural elevations, subject to the conditions noted above.

### III. Development Review

AVM Carey indicated that the Sam's Club Fueling Station was currently going through Technical Review process. He noted that the Menards is still going through litigation and the next trial date is February 26<sup>th</sup>. He noted Chase Bank is looking at Lot 2 of the Gregg's Landing Commercial North property and should be going through concept review in the next couple months. McAllister's Deli is currently in Technical Review and is interested in relocating to the former Famous Dave' property. He noted that another item that is going into concept is a synagogue to

be located in the former J&L Oil building. The Swanson Development, Woodland Chase, will go to the P&Z next week and AVM Carey discussed the issues that will be addressed. AVM Carey discussed the Regency Development and updated the Commission on the status of the proposed TIF.

**IV. Discussion**

**V. Approval of Minutes**

On a motion by Chairperson Morris and seconded by Commissioner Hezner on a voice vote the minutes for the July 15, 2015 Planning and Zoning Commission meeting minutes were approved as amended.

On a motion by Chairperson Morris and seconded by Commissioner Mulcrone on a voice vote the minutes for the July 29, 2015 Planning and Zoning Commission meeting minutes were approved as amended. Commissioner Cotton Abstained.

**VI. Adjournment**

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

Meeting adjourned 8:19 pm.

Respectfully submitted,

Joseph T. Carey  
Assistant Village Manager

Distribution:

Village President and Trustees  
Village Clerk  
Village Manager  
Commission Members

File

7/1-02/24/16  
Approval Date  
Chairperson  
Secretary

Videotape of the meeting retained on file pursuant to Village policy