

**PLANNING AND ZONING COMMISSION  
MINUTES  
JULY 13, 2016**

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

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

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

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

**II. Public Hearing**

1. Case #16-08 is a petition filed by Chabad of Vernon Hills, 217 Hunter Court, Vernon Hills IL 60061, requesting, pursuant to Appendix C of the Village of Vernon Hills Code of Ordinance, Article 13, Section 13.3, Articles 18 and 21, Section 21.3 and 21.6, the petitioner requests the following:
  1. Approval of a Special Use Permit to allow for the operation of house of worship; and
  2. Granting certain variations related to parking; and
  3. Preliminary and final approval of the building and site plan.

The proposed location is 204 US Highway 45, being on the north side of US Highway 45 just east of the Vernon Hills Village Hall in the former J&L Oil building. The property is zoned B-1 General Business District and the property index number is 15-08-200-052.

ALL PERSONS PROVIDING TESTIMONY WERE SWORN IN.

J. Kirk Irwin, Architect, presented a site plan and interior plans for the Synagogue. He indicated this is an existing building and they will be using two floors for the Chabad of Vernon Hills. He indicated that the building is not currently ADA compliant and they will be upgrading the facility to bring it up to code. They're also restriping the parking lot which will result in 34 parking spots, plus 11 in the rear of the building. They are also proposing a small sign that would be located closer to the entry into the parking lot. AVM Carey noted the required parking would be 49 and they currently have 45 and that is why a variation is required. It was noted that the rest of the building was an office and warehouse for the dental supply company. Commissioner Cotton asked about attendance during High Holidays and Bat Mitzvahs and parking issues during those events. It was noted that they currently do the special events in local hotels and if the current space does not work, they will continue to do so. Chairperson Morris asked if the number of bathrooms was sufficient and it was noted that it was.

It was noted that notices were sent out and there were no responses. It was also noted that the Petitioner submitted 18.3 standards.

THE MEETING WAS OPENED FOR PUBLIC COMMENT. THERE BEING NO COMMENTS THE PUBLIC HEARING PORTION WAS CLOSED

- a) Chairperson Morris made a motion to recommend approval of Special Use Permit to allow a house of worship with the following variations, subject to the conditions noted below:

a. To allow a parking variation to allow 45 parking spaces for the property en lieu of the minimum number of spaces required (49).

Seconded by Commissioner Gorog

Vote

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

Nays: 0 - None

Absent: 1 - Hezner

General Compliance with the following plans:

- Proposed Site and Floor Plan prepared by J. Kirk Irwin Architect with received in May 17, 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. Compliance with all ordinance and standards of the Village except as otherwise noted.
3. The building owner will work with the Petitioner regarding overflow parking and if a cross easement use agreement is necessary.

The Commission voted 6-0 to recommend approval of a Special Use Permit to allow for the operation of house of worship and granting certain variations related to parking, subject to the conditions noted above.

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

Seconded by Commissioner Heidner

Vote

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

Nays: 0 - None

Absent: 1 - Hezner

- c) The Commission voted 6-0 to recommend approval of the preliminary and final building and site plan subject to the conditions noted above:

### III. Development Review

### IV. Discussion

AVM Carey noted that the XFactor Trampoline Park is in Technical Review. He noted the Village Board had concerns about parking for this use. No progress has been made on the Pulte Homes project at the Cuneo Mansion. There has been discussion on the Rivers Edge project about building the second building. He noted that Menards is still under litigation and it is expected to be in litigation through the year. The Woodland Chase subdivision has selected Pulte Homes as the builder. The Village Board tabled the project until they could see the elevations.

Due to review comments made by IDOT, Regency Centers, Melody Farms Development, has been put on hold until the comments can be addressed.

**V. Adjournment**

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

Meeting adjourned 8.23 pm.

Respectfully submitted,

Joseph T. Carey  
Assistant Village Manager

Distribution:

Village President and Trustees  
Village Clerk  
Village Manager  
Commission Members

7/24/16  
Approval Date  
[Signature]  
Chairperson  
[Signature]  
Secretary

File

Videotape of the meeting retained on file pursuant to Village policy