

**Planning and Zoning Commission**  
**Agenda**  
**September 14, 2016**  
**7:30 p.m.**

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

**II. Continuation of Public Hearing – Melody Farms**

1. Case #16-03 being a petition filed by Matthew Hendy of Regency Centers d/b/a Melody Farm LLC, 1211 W 22<sup>nd</sup>, Street, Suite 300, Oak Brook, IL 60523 and Tim Anderson of Focus Acquisitions, LLC, 211 Waukegan Road, Suite 220, Northfield, IL 60093, to amend and seek relief from Ordinance-683, Ordinance 96-30 and Appendix C of the Village of Vernon Hills Code of Ordinance, Articles 13, 18, 20 and 21, Section 21.6, and to grant the following:

1. Approval of an amendment to Ordinance 96-30 to allow residential development on the northeast corner of Milwaukee Avenue and Townline Road
2. Approval of a Special Use Permit for a Planned Unit Development to allow development of a mixed use residential and retail commercial center along with certain variations, including but not limited to, building height, landscape buffer, yards and setbacks, building separation, signage and parking requirements.
3. Approval of certain Special Use Permits to allow restaurants, which may serve alcohol, and restaurants with carry-out and fast food (included but not limited to coffee) with drive-thru, a bank with a drive-thru facility and a pharmacy with a drive thru facility.
4. Preliminary and final site and landscaping plan approvals
5. Preliminary and final architectural elevations approvals
6. Preliminary and final Plat of Subdivision approvals

The property, commonly known and is located on the northeast corner of Milwaukee Ave (Route 21) and Townline Road (Route 60) in Vernon Hills, Illinois. The Property Index Number for this property is 11-34-300-013 and 11-34-300-012

*The staff report and related information is attached behind the agenda.*

2. Case #16-09 is a petition filed by Forge Club Partners, LLC, 700 Osterman Ave, Deerfield, IL 60015, requesting pursuant to Appendix C of the Village of Vernon Hills Code of Ordinances, Article 12, 18, 20 and 21, Sections 21.6 and 21.7, the following:

1. Approval to amend the zoning classification from B-1 General Business to R-7 Multi-family Residential PUD for the property; and

The Village of Vernon Hills is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and require certain accommodations in order to allow them to observe and/or participate in this meeting, or have questions regarding the accessibility of the meeting or the facilities, should contact Assistant Village Manager Joe Carey, at (847) 918-3540 promptly to allow the Village to make reasonable accommodations for those persons.

2. Approval of a Special Use Permit for a Planned Unit Development to allow development of a multi-family residential subdivision along with certain variations, including but not density, setbacks and parking requirements.
3. Preliminary and final site and landscaping plan approvals.
4. Preliminary and final approval of the architectural elevations
5. Preliminary and final approval of the Plat of Subdivision

The proposed development is located at 634 Milwaukee Avenue and is zoned B-1 General Business. The property is located on the site of the former Forge Club. The Property Index Numbers for this property is 15-10-300-003.

*The staff report and related information is attached behind the 1<sup>st</sup> blue divider.*

**III. Development Review**

**IV. Discussion**

**V. Approval of the minutes of the August 17, 2016 meeting of the Planning & Zoning Commission**

**VI. Adjournment**