

**Planning and Zoning Commission**  
**September 28, 2022**  
**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, Commissioners Hezner, Mulcrone, and Heidner. Commissioner Cotton gave prior notice that she would not be in attendance. A quorum was established.

Also attending: Andrew Jennings, Director of Community Development, and Recording Secretary Heavrin.

**II. Public Hearing**

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

1. **Case #22-0010** being an application filed by Maxx Klein, Airoom, 6825 N Lincoln Ave, Lincolnwood, IL 60712, representing Michael & Helen Delman, 15 Warrington Rd, Vernon Hills IL 60061, requesting, pursuant to Appendix C of the Village of Vernon Hills Code of Ordinances, Article 10, Section 10.4.1.3 and 10.6.1.3 and Article 21, Section 21.5, certain variations related to floor area ratio and a rear yard set back on the legally described property.

**ALL PERSONS PROVIDING TESTIMONY WERE SWORN IN**

Airoom, 6825 N. Lincoln Avenue, Lincolnwood, IL, 60712 – Sam King, Architect

The petitioner is requesting variations to facilitate the construction of a 1-story addition in the rear yard of the residence. The addition would allow a four-season room adjacent to the existing kitchen. A rear yard setback of 30 feet is required. The petitioner is requesting a setback of 19.77 feet (a reduction of 10.23 feet).

The maximum allowable floor area ratio for the property is 0.33 (or 33% of the lot area). Given the lot size of 6,500 sq ft, the maximum permitted floor area is 2,145 sq ft. The proposed square footage of the home is 2,381 sq ft (2,086 sq ft existing, plus an addition of 295 sq ft). The resulting FAR would be 0.37 (a variation of 11.0%, 236 sq ft above the maximum permitted floor area).

The petitioner's statements note that an addition within the required setback would not be functional, and that other homes have similar additions. Staff has reviewed the setbacks of homes in the surrounding area and concurs with the petitioner's assessment. Staff does not have any objection to the requested variations.

## **PUBLIC NOTICE**

Public notices were sent out and no responses were received.

## **THE HEARING WAS OPENED FOR PUBLIC COMMENT**

No one from the public spoke.

Chairman Morris stated before the Commission that there is a standing motion to recommend approval. The following motion was made relating to the petition that the proposal meets the standards for a variation.

**Recommend Approval of the Following Variations from Section 10.6.1.3 of Zoning Ordinance**, for the property located at 15 Warrington Road, Vernon Hills, Illinois, as described in the application prepared by Airoom Architects, dated August 15, 2022:

1. Reducing the rear yard setback to 19.77 ft (30.0 ft required); and
2. Increasing the floor area ratio to 0.37 (0.33 maximum permitted).

In accordance with the following plans and exhibits by Airoom Architects, dated July 8, 2022:

- Proposed site plan
- Proposed first floor plan
- Proposed perspective views
- Proposed elevations

And with the Following Conditions of Approval:

1. The development shall comply with all requirements pertaining to site grading. The petitioner shall provide a site grading plan at the time of permit application that is subject to review and approval by the Village Engineer; and
2. The development shall comply with all ordinances and standards of the Village except as may otherwise be provided; and
3. The development will add a secondary egress from the basement (to be determined at permitting) in the form of a deep window well.

Second by Commissioner Mulcrone

*Commissioner Heidner feels the property maintains a reasonable use and does not feel it qualifies as a criteria for granting a variance and will not vote against it but feels it is a flaw in the Illinois statutes. Commissioner Hezner added that the Vernon Hills community is constantly growing and continues to be a remarkable community that he expects many other homeowners will follow suite to add onto their homes. The Commissioners agreed with Commissioner Hezner's sentiments.*

**AYES: 4 – Mulcrone, Hezner, Heidner, Chairman Morris**  
**NAYS: 0 – None**

**ABSENT: 1 – Cotton**  
**Motion approved.**

*Property owners, Michael and Helene Dalman thanked the Commissioners for approving their request.*

**THE PUBLIC HEARING WAS CLOSED AT 7:39**

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**III. Approval of the September 7, 2022 Planning & Zoning Commission minutes**

Chairman Morris motioned, second by Commissioner Heidner to approve the minutes of the September 7, 2022 Planning & Zoning meeting with the correction noted on page 3.

All in favor vote.  
Motion was unanimously approved.

**IV. Development Review**

DCD Jennings reported that the GuidePost Montessori and Townline Commons (signs and landscaping) were approved through the Committee of the Whole and will go to final vote at the Board Meeting on October 6, 2022. It is anticipated that Phase 2 of the Hawthorn mall renovation, the Carson's site, will be voted on as well. Planning and Zoning will have two public hearings on October 12, 2022. The two hearings are for a Montessori School in the Atrium Complex and for a steakhouse, which will be an amendment to the Hawthorn PUD at the southwest corner of Ring Road and Milwaukee Avenue.

**V. General Public Comments**

There were no comments.

**VI. Adjournment**

With no further items on the agenda, Chairman Morris motioned, second by Commissioner Hezner, to adjourn the meeting.

All in favor vote.  
Motion was unanimously approved.

The meeting adjourned at 7:46 PM.


Respectfully submitted,


Andrew Jennings

Director of Community Development

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

10/12/2022  
Approval Date

  
Chairperson Morris

  
Secretary Heidner