

VILLAGE OF VERNON HILLS

ORDINANCE NO. 2009-022

AN ORDINANCE GRANTING A VARIATION FROM THE ZONING CODE TO  
ALLOW AN ACCESSORY BUILDING TO BE 1125 SQUARE FEET IN LIEU OF  
THE MAXIMUM PERMITTED SIZE OF 120 SQUARE FEET AT 291 OAKWOOD  
ROAD IN THE VILLAGE OF VERNON HILLS, LAKE COUNTY.

THE 16TH DAY OF JUNE 2009

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Published in pamphlet form by the  
Authority of the President and Board  
Of Trustees of the Village of Vernon  
Hills, Lake County, Illinois, this 17th  
Day of June 2009

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120 SQUARE FEET AT 291 OAKWOOD  
ROAD IN THE VILLAGE OF  
VERNON HILLS, LAKE COUNTY.**

WHEREAS, John Robinson, 291 Oakwood Road Vernon Hills, IL, filed an application on March 18, 2009 requesting a variation from Article 4, Section 4.7.1.4 of the Zoning Code to allow an accessory building to be 1125 square feet in lieu of the maximum permitted size of 120 square feet; and

WHEREAS, A public hearing was conducted on this application by the Zoning Board of Appeals at its meeting of April 16, 2009, after due notice thereof by publication, mailing and posting of the property; and

WHEREAS, The Zoning Board of Appeals having fully heard the testimony, found that sufficient facts were presented which, in its judgment, would justify recommending approval of a variation from Article 4, Section 4.7.1.4 of the Zoning Code to allow an accessory building to be 1125 square feet in lieu of the maximum permitted size of 120 square feet; and

WHEREAS, The Village Board of Trustees have, with the findings of the Zoning Board of Appeals, found: 1) that the property in question cannot yield a reasonable return if required to be used only under the conditions allowed by the regulations of the code; 2) that the plight of the owner is due to unique circumstances; and 3) that variation if granted would not alter the essential character of the neighborhood.

**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 I.** Pursuant to the Vernon Hills Zoning Code, as amended, a Variation to allow an accessory building to be 1125 square feet in lieu of the maximum permitted size of 120 square feet is hereby granted, subject to the following conditions:

1. The accessory building shall be located as shown on the site plan prepared by The Lyons Design Group, Inc, dated July 28, 2008; and
2. The accessory building shall be designed in accordance with the elevation drawings prepared by The Lyons Design Group, Inc, dated July 28, 2008.
3. A letter from the Building Department should be forwarded to the contractor holding them responsible for payment of the \$100.00 penalty for starting work without a permit.

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

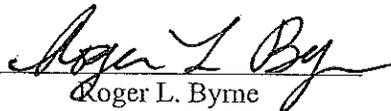
**SECTION V. ORDINANCE NUMBER.** This ordinance shall be known as Ordinance Number 2009-022.

Adopted by roll call vote as follows:

AYES: 5-Williams, Hebda, Koch, Marquardt, Schultz

NAYS: 0-None

ABSENT AND NOT VOTING: 1-Schwartz

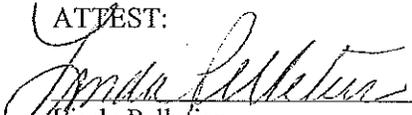
  
Roger L. Byrne  
Village President

PASSED: 6/16/2009

APPROVED: 6/16/2009

PUBLISHED IN PAMPHLET FORM: 6/17/2009

ATTEST:

  
Linda Pelletier  
Village Clerk



STATE OF ILLINOIS )  
                                  )  
COUNTY OF LAKE    )

CERTIFICATE

I, LINDA PELLETIER, 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 JUNE 16, 2009, THE CORPORATE AUTHORITIES OF SUCH MUNICIPALITY PASSED AND APPROVED ORDINANCE 2009-022, AN ORDINANCE GRANTING A VARIATION FROM THE ZONING CODE TO ALLOW AN ACCESSORY BUILDING TO BE 1125 SQUARE FEET IN LIEU OF THE MAXIMUM PERMITTED SIZE OF 120 SQUARE FEET AT 291 OAKWOOD ROAD IN THE VILLAGE OF VERNON HILLS, LAKE COUNTY.

THE PAMPHLET FOR ORDINANCE NO. 2009-022 INCLUDING THE ORDINANCE AND A COVER SHEET THEREOF WAS PREPARED, AND A COPY OF SUCH ORDINANCE WAS POSTED IN THE VILLAGE HALL, COMMENCING JUNE 17, 2009 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 17TH DAY OF JUNE 2009.



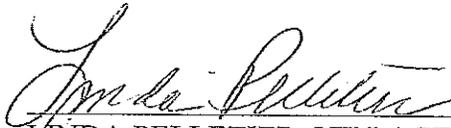
LINDA PELLETIER, VILLAGE CLERK



AFFIDAVIT OF SERVICE

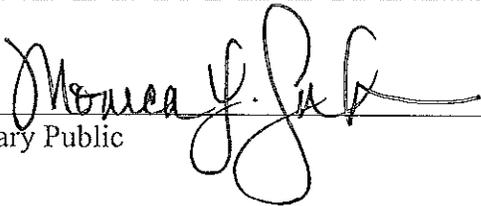
STATE OF ILLINOIS    )  
                                  )  
COUNTY OF LAKE    )

I, LINDA PELLETIER, BEING FIRST DULY APPOINTED, DEPOSES AND SAYS ON OATH THAT AS VILLAGE CLERK OF THE VILLAGE OF VERNON HILLS, SHE DID CAUSE THE FOREGOING CERTIFICATE FOR ORDINANCE 2009-022, AN ORDINANCE GRANTING A VARIATION FROM THE ZONING CODE TO ALLOW AN ACCESSORY BUILDING TO BE 1125 SQUARE FEET IN LIEU OF THE MAXIMUM PERMITTED SIZE OF 120 SQUARE FEET AT 291 OAKWOOD ROAD IN THE VILLAGE OF VERNON HILLS, LAKE COUNTY.



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LINDA PELLETIER, VILLAGE CLERK

SUBSCRIBED AND SWORN to Before  
Me this 29 day of June, 2009



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Notary Public

