

VILLAGE OF VERNON HILLS

ORDINANCE NO. 2011-044

AN ORDINANCE GRANTING A VARIATION FROM THE ZONING CODE FOR 302 SHEFFIELD  
LANE, VERNON HILLS, IL, LAKE COUNTY

THE 4TH DAY OF OCTOBER, 2011

Published in pamphlet form by the Authority of the  
President and Board of Trustees of the Village of  
Vernon Hills, Lake County, Illinois, this 6th Day of  
October, 2011

ORDINANCE NO. 2011- 044

**AN ORDINANCE GRANTING A  
VARIATION FROM THE ZONING  
CODE FOR 302 SHEFFIELD LANE,  
VERNON HILLS, IL, LAKE  
COUNTY**

**WHEREAS**, Joel and Kirsten Bernheim, 302 Sheffield Lane, Vernon Hills, IL, filed an application on September 12, 2011 requesting a variation from the Village Code of Ordinances, Appendix C, Zoning Code, Article 9, Section 9.4.1.3 to allow the size of a Single Family Residence to be 2,981 square feet (.328 FAR) in lieu of the maximum permitted size of 2,730 square feet (.30 FAR); and

**WHEREAS**, a public hearing was conducted on this application by the Zoning Board of Appeals at its meeting of September 22, 2011, 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 the Zoning Code; 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 Code of Ordinances, as amended, a variation from Appendix C, Zoning Code, Article 9, Section 9.4.1.3 to allow the size of a Single Family Residence to be 2,981 square feet (.328 FAR) in lieu of the maximum permitted size of 2,730 square feet (.30 FAR) is hereby granted

**SECTION II.** Approval of the variation is subject to the following conditions:

1. The addition shall be located as shown on the site plan prepared by Robert Flubacker Architects, dated August 15, 2011; and
2. The addition shall be designed in accordance with the elevation drawings prepared by Robert Flubacker Architects, dated August 15, 2011.

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

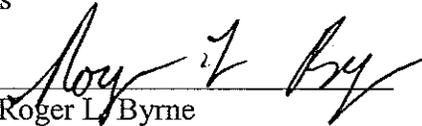
**SECTION VI. ORDINANCE NUMBER.** This ordinance shall be known as Ordinance Number 2011-044.

Adopted by roll call vote as follows:

AYES: 5 – Schultz, Schwartz, Hebda, Koch, Marquardt

NAYS: 0 - None

ABSENT AND NOT VOTING: 1 - Williams

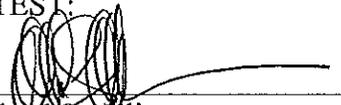
  
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Roger L. Byrne  
Village President

PASSED: 10/04/2011

APPROVED: 10/04/2011

PUBLISHED IN PAMPHLET FORM: 10/06/2011

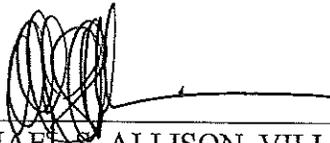
ATTEST:

  
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Michael S. Allison  
Village Clerk

AFFIDAVIT OF SERVICE

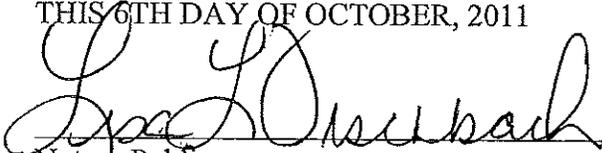
STATE OF ILLINOIS     )  
                                  )  
COUNTY OF LAKE        )

I, MICHAEL S. ALLISON, BEING FIRST DULY APPOINTED, DEPOSES AND SAYS ON OATH THAT AS VILLAGE CLERK OF THE VILLAGE OF VERNON HILLS, HE DID CAUSE THE FOREGOING CERTIFICATE FOR ORDINANCE 2011-044, AN ORDINANCE GRANTING A VARIATION FROM THE ZONING CODE FOR 302 SHEFFIELD LANE, VERNON HILLS, IL, LAKE COUNTY



MICHAEL S. ALLISON, VILLAGE CLERK

SUBSCRIBED AND SWORN TO BEFORE  
THIS 6TH DAY OF OCTOBER, 2011

  
Notary Public