

**VILLAGE OF VERNON HILLS
RESOLUTION 2024-009**

**A RESOLUTION ADOPTING THE OFFICIAL 2024
VILLAGE OF VERNON HILLS ZONING MAP**

WHEREAS, the Village of Vernon Hills is a municipal corporation existing under the laws of the State of Illinois, and

WHEREAS, 65 ILCS5/11-13-19 requires the Village to publish an official zoning map clearly showing the existing zoning districts no later than March 31st of each year; and

WHEREAS, the Village President and Board of Trustees have reviewed the draft 2024 Village of Vernon Hills Official Zoning Map, and find it to be in the best interest of the Village to adopt the proposed map, subject to minor corrections as listed within this Resolution.

NOW, THEREFORE, be it resolved by the President and Board of Trustees of the Village of Vernon Hills, County of Lake and State of Illinois:

SECTION I. That the 2024 Village of Vernon Hills Official Zoning Map, attached hereto as **Exhibit A**, is hereby adopted.

SECTION II. The draft 2024 Zoning Map attached hereto as Exhibit A may be modified prior to signature by the Village President and Village Clerk, to make minor corrections not affecting the zoning of parcels illustrated on the map, including but limited to:

1. Insert the date and number of this Resolution;
2. Insert most recent parcel data available;
3. Correct the Regional PUD and PUD table, and corresponding labels, for consistency with Community Development Department records.

SECTION III. SEVERABILITY. In the event that any section, clause, provision, or part of this resolution 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 resolution 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 All resolutions and/or ordinances or parts thereof in conflict herewith are hereby repealed; provided, however, that nothing herein contained shall affect any rights, actions or causes of action which shall have accrued to the Village of Vernon Hills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 resolution.

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

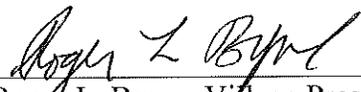
SECTION V. RESOLUTION NUMBER. This resolution shall be known as Resolution Number 2024-009.

Adopted by roll call vote as follows:

AYES: 5 – Forster, Oppenheim, Marquardt, Koch, Byrne

NAYS: 0 - None

ABSENT AND NOT VOTING: 2 – Schenk, Takaoka

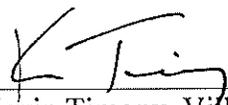


Roger L. Byrne, Village President

PASSED: 03/19/2024

APPROVED: 03/19/2024

ATTEST: 03/19/2024



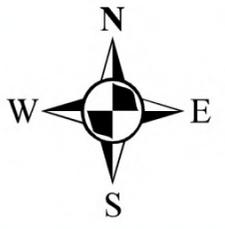
Kevin Timony, Village Clerk



EXHIBIT A

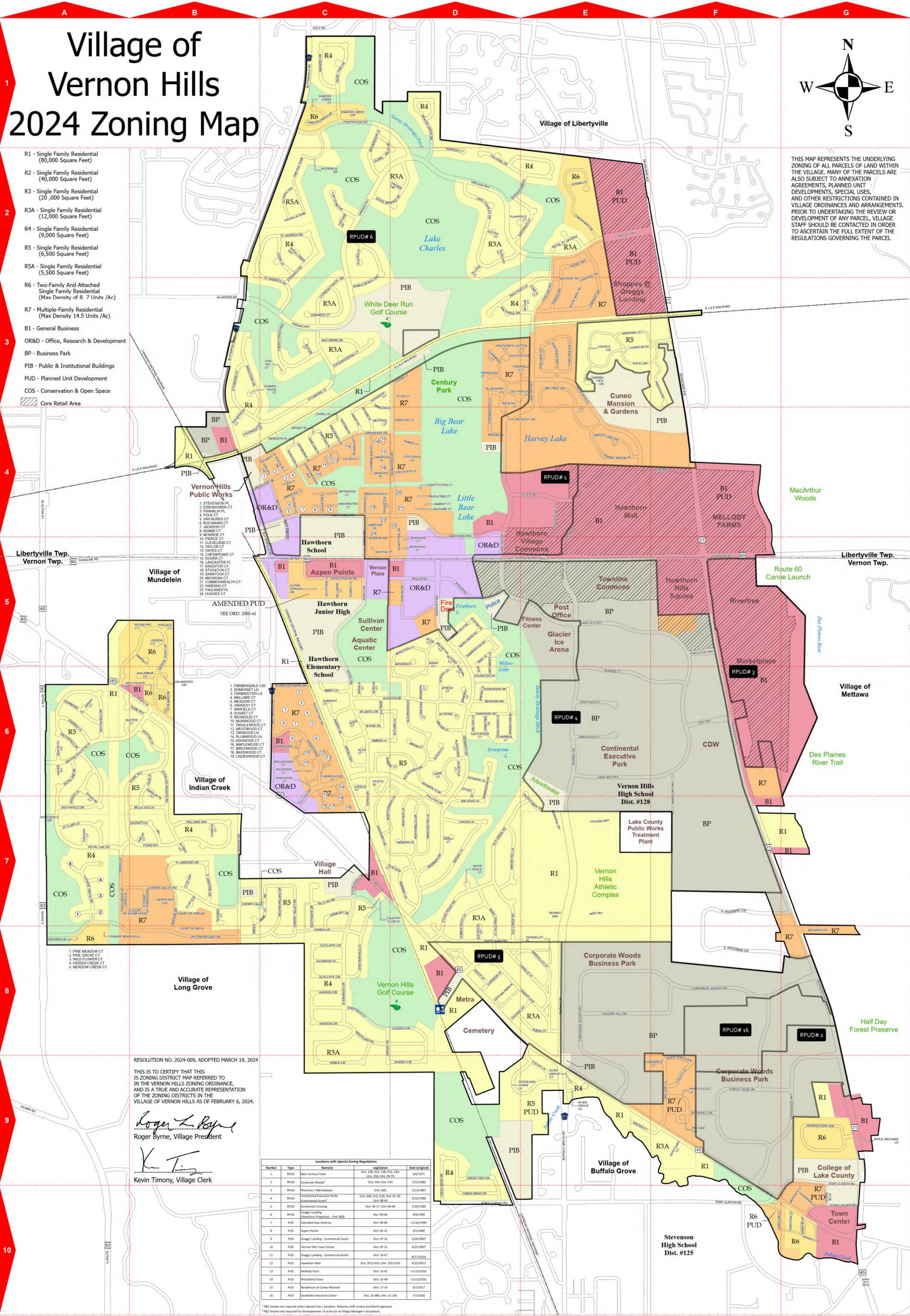
2024 VILLAGE OF VERNON HILLS
OFFICIAL ZONING MAP

Village of Vernon Hills 2024 Zoning Map



- R1 - Single Family Residential (80,000 Square Feet)
- R2 - Single Family Residential (40,000 Square Feet)
- R3 - Single Family Residential (20,000 Square Feet)
- R3A - Single Family Residential (20,000 Square Feet)
- R4 - Single Family Residential (9,000 Square Feet)
- R5 - Single Family Residential (6,500 Square Feet)
- R5A - Single Family Residential (5,500 Square Feet)
- R6 - Two-Family And Attached Single Family Residential (Max Density of 8.7 Units /Ac)
- R7 - Multiple-Family Residential (Max Density 14.5 Units /Ac)
- B1 - General Business
- OR&D - Office, Research & Development
- BP - Business Park
- PIB - Public & Institutional Buildings
- PUD - Planned Unit Development
- COS - Conservation & Open Space
- Core Retail Area

THIS MAP REPRESENTS THE UNDERLYING ZONING OF ALL PARCELS OF LAND WITHIN THE VILLAGE. MANY OF THE PARCELS ARE ALSO SUBJECT TO ANNEXATION AGREEMENTS, PLANNED UNIT DEVELOPMENTS, SPECIAL USES, AND OTHER RESTRICTIONS CONTAINED IN VILLAGE ORDINANCES AND ARRANGEMENTS. PRIOR TO UNDERTAKING THE REVIEW OR DEVELOPMENT OF ANY PARCEL, VILLAGE STAFF SHOULD BE CONTACTED IN ORDER TO ASCERTAIN THE FULL EXTENT OF THE REGULATIONS GOVERNING THE PARCEL.



RESOLUTION NO. 2024-009, ADOPTED MARCH 19, 2024
 THIS IS TO CERTIFY THAT THIS IS ZONING DISTRICT MAP REFERRED TO IN THE VERNON HILLS ZONING ORDINANCE, AND IS A TRUE AND ACCURATE REPRESENTATION OF THE ZONING DISTRICTS IN THE VILLAGE OF VERNON HILLS AS OF FEBRUARY 6, 2024.

Roger L. Byrne
 Roger Byrne, Village President

Kevin Timony
 Kevin Timony, Village Clerk

Number	Type	Name(s)	Legislation	Date (origin)
1	RPUD	New Century Town	Ord. 106, Ord. 128, Ord. 131, Ord. 295, Ord. 33-78	4/6/1971
2	RPUD	Corporate Woods	Ord. 344, Ord. 345	7/13/1986
3	RPUD	Riverree / Marketplace	Ord. 569	1/13/1987
4	RPUD	Continental Executive Park (Continental Green)	Ord. 638, Ord. 639, Ord. 91-39	3/31/1988
5	RPUD	Continental Crossing	Ord. 96-17, Ord. 96-69	1/30/1996
6	RPUD	Gregg's Landing	Res. 96-06	4/9/1996
7	PUD	Starbuck Stay America	Ord. 99-60	11/26/1999
8	PUD	Aspen Pointe	Ord. 05-21	3/2/2005
9	PUD	Gregg's Landing - Commercial South	Ord. 07-25	3/20/2007
10	PUD	Vernon Hills Town Center	Ord. 07-31	4/25/2007
11	PUD	Gregg's Landing - Commercial North	Ord. 10-47	8/17/2010
12	PUD	Hawthorn Mall	Ord. 2013-013, Ord. 2013-014	4/22/2013
13	PUD	Melody Farm	Ord. 16-45	11/25/2016
14	PUD	Woodland Chase	Ord. 16-49	12/13/2016
15	PUD	Residences at Cuneo Mansion	Ord. 17-14	3/7/2017
16	PUD	Southlake Industrial Center	Ord. 20-085, Ord. 21-106	7/7/2020

* RPUD requires no special use / variation. Requires staff review and Board approval.
 * PIB requires only required for developments > 5 acres (at Village Manager's discretion)