

**VILLAGE OF VERNON HILLS
RESOLUTION 2025-035**

**A RESOLUTION APPROVING A MODIFICATION TO THE OUTDOOR DINING
PERMIT FOR HACIENDA REAL 371 W. TOWNLINE ROAD**

WHEREAS, HVRH Inc., dba Hacienda Real, 371 W. Townline Road, has submitted a request to expand the outdoor dining patio; and

WHEREAS, the regulations pertaining to outdoor dining, Chapter 10 Article VI of the Municipal Code, state that the Board of Trustees has the authority to approve outdoor establishments; and

WHEREAS, the current permit, approved through Resolution 2024-036, allowed for a for a semi-circular patio enclosed with a 3.0' tall fence, that accommodates a total of 32 seats; and

WHEREAS, the proposed outdoor dining area is designed to accommodate 56 seats, with decorative masonry pilasters and fencing to define the area; and

WHEREAS, the Board of Trustees, having reviewed and considered the outdoor establishment permit application and plan at their meeting on July 8, 2025, found that the application and plan comply with the operational requirements and standards of Chapter 10 Article IV, and approval of the modifications to the outdoor establishment as requested would be appropriate.

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. The requested modification to the outdoor dining establishment permit for Hacienda Real, located at 371 W. Townline Road, is hereby granted in accordance with the requirements of Chapter 10, Article VI, of the Vernon Hills Municipal Code.

SECTION II. The modification of the outdoor dining establishment granted in Section I is subject to the following conditions:

1. Compliance with the requirements described in the Village of Vernon Hills Code of Ordinances, Chapter 10, Article VI; and
2. Compliance with the plans dated June 16, 2025, attached hereto as **Exhibit A.**

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 2025-035.

Adopted by roll call vote as follows:

AYES: 6 – Marquardt, Oppenheim, Lundeen, Forster, Takaoka, Koch

NAYS: 0 - None

ABSENT AND NOT VOTING: 1 - Schenk


Thom Koch Jr., Village President

PASSED: 07/08/2025

APPROVED: 07/08/2025

ATTEST:07/08/2025

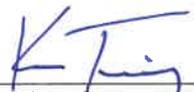

Kevin Timony, Village Clerk



EXHIBIT A

Plans and Exhibits

Hacienda Real – Outdoor Dining Permit Modifications

Plans dated June 16, 2025

371 W. Townline Road

Hacienda Real – 371 W. Townline Road

Outdoor Dining Permit Modifications (plans dated June 16, 2025)



Rendering of proposed appearance



Proposed patio expansion (1820 sq ft, 56 seats)