

**VILLAGE OF VERNON HILLS
ORDINANCE 2026-007**

**AN ORDINANCE APPROVING VARIATIONS FROM APPENDIX C, ZONING,
SECTION 19-5, RESIDENTIAL DRIVEWAY STANDARDS 408 ELM TREE LANE**

WHEREAS, Total Paving and Brick Services Inc., on behalf of Jason Mick, owner, has submitted a petition for variations from Appendix C, Zoning, Section 19-5, Residential Driveway Entrance Design and Location, to facilitate the replacement of the driveway at 408 Elm Tree Lane, legally described herein; and

WHEREAS, the Planning and Zoning Commission of the Village of Vernon Hills conducted a public hearing, duly noticed, on January 21, 2026; and

WHEREAS, the Commission, after consideration of the materials and testimony provided by the petitioner, has filed a report making findings of fact in support of the petition in accordance with the standards listed in Section 21.5 of the Zoning Ordinance, and has recommended approval of the petition as described in **Exhibit A** (Planning and Zoning Commission report); and

WHEREAS, the Board of Trustees, at its meeting on February 3, 2026, reviewed the recommendation of the Planning and Zoning Commission, and finds that sufficient facts have been presented which, in its judgment, justify approval of the sign code variations referenced herein.

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 1. Incorporation. The above listed recitals are incorporated into and made part of this Ordinance.

SECTION 2. Variation Approval. The following variations from the requirements of Chapter 19, Signs, of the Vernon Hills Village Code, Section 19-5, Residential Driveway Entrance Design and Location,, to facilitate the replacement of the driveway at 408 Elm Tree Lane, , Vernon Hills, Illinois (legally described below), in accordance with Section 21 (Variations) of the Zoning Code, as described in the application by Total Paving and Brick Services Inc., dated December 8, 2025, are hereby approved:

1. 19.5.1: to permit a driveway exceeding the width of the garage (28.5' proposed, 20.0' permitted);
2. 19.5.2: to permit a driveway exceeding the permitted width at the property line (28.5' proposed, 20.0' permitted); and
3. 19.5.2: to permit a driveway apron exceeding the permitted width at the curb (32.5' proposed, 24.0' permitted).

SECTION 3. Legal Description. The variation granted in Section 2 shall apply to the following property:

PARCEL 1:

LOT 64 IN DEERPATH, UNIT NO. 1, BEING A SUBDIVISION IN THE WEST HALF OF SECTION 4, TOWNSHIP 43 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN LAKE COUNTY, ILLINOIS, AS DEPICTED ON THE PLAT THEREOF RECORDED APRIL 22, 1974, AS DOCUMENT NUMBER 1660326, WITH THE LAKE COUNTY RECORDER OF DEEDS.

PIN: 15-04-105-011

SECTION 4. Plans

The variation granted in Section 2 of this Ordinance is described in the application by Total Paving and Brick Services Inc., dated December 8, 2025, to be constructed substantially in accordance with the following plans, attached in **Exhibit B**:

- Driveway plan with dimensions, Total Paving and Brick Services, last revised January 12, 2026

SECTION 5. Conditions of Approval

The variation granted in Section 2 of this Ordinance is subject to the following conditions of approval:

1. The new 28.5' driveway may abut the 5.0' easement, or begin at the west edge of the existing 16' wide driveway, but may not encroach in the utility easement; and
2. The construction of a brick paver apron is subject to the approval of Public Works and requires submittal of a waiver by the property owner.

SECTION 6. 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 7. 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 8. SUCCESSORS AND ASSIGNS. All of the provisions of this Ordinance and the attachments hereto are binding on all successors and assigns of the petitioner and property owner.

SECTION 9. EFFECTIVE DATE. This ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

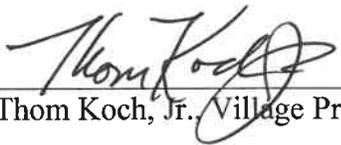
SECTION 10. ORDINANCE NUMBER. This ordinance shall be known as Ordinance Number 2026-007.

Adopted by roll call vote as follows:

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

NAYS: 0 -None

ABSENT AND NOT VOTING: 1 - Lundeen



Thom Koch, Jr. Village President

PASSED: 02/03/2026

APPROVED: 02/03/2026

ATTEST: 02/03/2026



Kevin Timony, Village Clerk



EXHIBIT A

Planning and Zoning Commission
Findings of Fact and Recommendation
Case #2026-02

Variations Related to Driveway Design Standards
408 Elm Tree Lane

EXHIBIT B

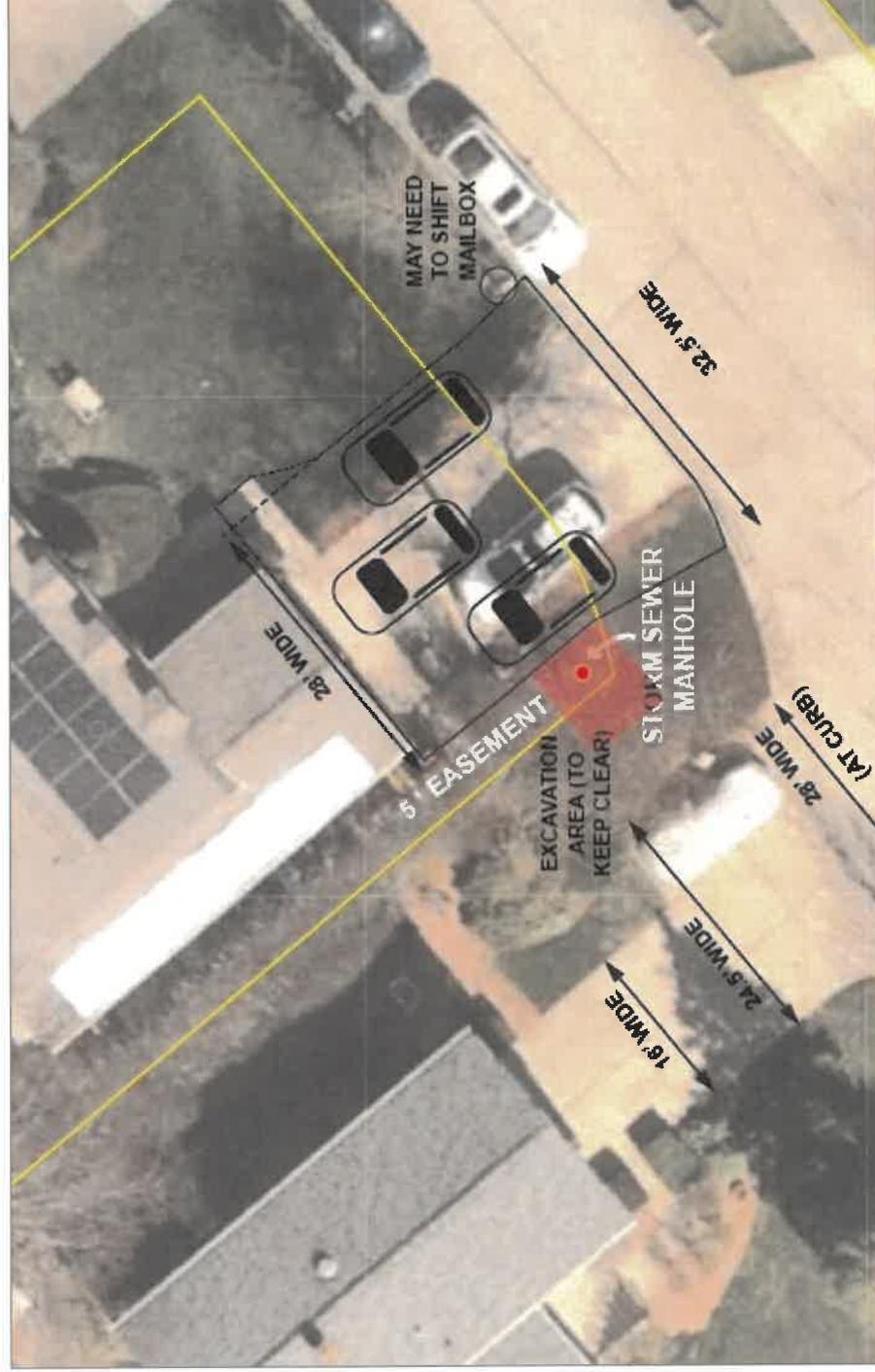
Plans and Exhibits

Case #2026-02

Variations Related to Driveway Design Standards
408 Elm Tree Lane

Mick Residence, 408 Elm Tree Lane

Zoning Variation for Driveway Design Standards, Case 2026-02



Staff sketch illustrating easement location

Mick Residence, 408 Elm Tree Lane
Zoning Variation for Driveway Design Standards, Case 2026-02



Rendering of proposed driveway



Rendering of proposed driveway

VILLAGE OF VERNON HILLS

ORDINANCE NO. 2026-007

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19-5, RESIDENTIAL DRIVEWAY STANDARDS 408 ELM TREE LANE

THE 3rd DAY OF FEBRUARY 2026

Published in pamphlet form by the Authority of the
President and Board of Trustees of the Village of
Vernon Hills, Lake County, Illinois, this
3rd day of February, 2026

AFFIDAVIT OF SERVICE

STATE OF ILLINOIS)
)
COUNTY OF LAKE)

I, KEVIN TIMONY, 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 NO. 2026-007 AN ORDINANCE APPROVING VARIATIONS FROM APPENDIX C, ZONING, SECTION 19-5, RESIDENTIAL DRIVEWAY STANDARDS 408 ELM TREE LANE TO BE POSTED IN THE VILLAGE HALL AS REQUIRED BY LAW FROM FEBRUARY 3, 2026 TO FEBRUARY 13, 2026.



Kevin Timony, Village Clerk

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 3rd DAY OF FEBRUARY, 2026



Notary Public

