

**VILLAGE OF VERNON HILLS
ORDINANCE 2020-074**

**AN ORDINANCE AMENDING THE VILLAGE OF VERNON HILLS OFFICIAL
COMPREHENSIVE LAND USE PLAN**

WHEREAS, the Planning and Zoning Commission engaged in a process to review and update the text of the Village Comprehensive Land Use Plan last modified May 15, 2012; and

WHEREAS, the Planning and Zoning Commission reviewed and recommended updates of the Official Comprehensive Land Use Plan map and related maps found within the Plan; and

WHEREAS, the Planning and Zoning Commission held a public hearing on May 13, 2020; and

WHEREAS, the Planning and Zoning Commission, after considering the testimony received during said public hearing, prepared final recommendations on said text and map amendments of the Official Comprehensive Land Use Plan; and

WHEREAS, the Planning and Zoning Commission of the Village of Vernon Hills has recommended that the Official Comprehensive Plan of the Village of Vernon Hills be so amended as set forth in Exhibit A; and

WHEREAS, the Village Board reviewed the recommendations on May 19, 2020 and considered the testimony given during said public hearing on the Plan and related text and map elements which together compose the Official Comprehensive Land Use Plan.

NOW, THEREFORE BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF VERNON HILLS, LAKE COUNTY, ILLINOIS AS FOLLOWS:

SECTION I: The Vernon Hills Official Comprehensive Plan is hereby amended as set forth in Exhibit A.

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 All ordinances or parts of ordinances in conflict herewith are hereby repealed; provided, however, that nothing herein contained shall affect any rights, actions or causes of action which shall have accrued to the Village of Vernon Hills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.

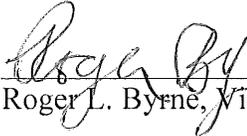
SECTION V: ORDINANCE NUMBER. This ordinance shall be known as Ordinance Number 2020-074.

Adopted by roll call vote as follows:

AYES: 7 - Byrne, Schultz, Oppenheim, Takaoka, Brown, Marquardt, Koch

NAYS: 0 - None

ABSENT AND NOT VOTING: 0 - None



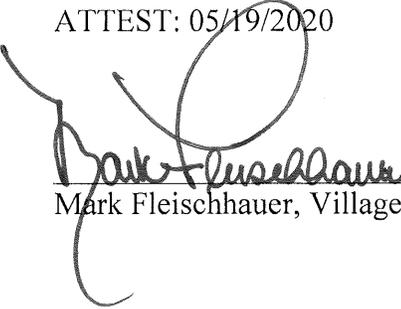
Roger L. Byrne, Village President

PASSED: 05/19/2020

APPROVED: 05/19/2020

PUBLISHED IN PAMPHLET FORM: 05/19/2020

ATTEST: 05/19/2020



Mark Fleischhauer, Village Clerk

APPENDIX A

Amendments to Official Comprehensive Land Use Plan Document and Maps last modified May 15, 2012.

COMMUNITY GOALS AND OBJECTIVES

Land Use

The land use pattern has both economic and social overtones. Economically, areas developed in accordance with sound use objectives will function more efficiently, permit a higher degree of both public and private benefits, and maintain more lasting values. Social benefits may include pride in community and desirable neighborhood activity and bringing residents together to achieve other objectives. Therefore, the land use goal is to achieve the most effective, desirable and lasting relationship between people and land. The land use pattern should:

1. Arrange the development of land uses to produce an efficient, convenient and harmonious pattern without undue mixtures of incompatible uses.
2. Locate and maintain development in accordance with the usability and adaptability of land to further the goals of the Village.
3. Provide an adequate, but not excessive, amount of land for each use which contributes to a complete, self-sustaining community.
4. Relate the intensity of land use to the capability of providing adequate service.
5. Recognize the need for a concentration of facilities and activities in strategic locations with access to open space, appropriate infrastructure, and other such conditions.
6. Encourage the development of new growth areas and redevelopment of existing areas that are energy-efficient, including consideration of methods such as clustered land development, proper building orientation, and provision for pedestrian facilities.
7. Assure to the greatest extent possible that all proposals for the redevelopment of property conform to the policies and recommendations of the Land Use Plan and the standards set forth in the Comprehensive Plan.
8. Assure to the greatest extent possible that all future development or redevelopment enhances the desirability and quality of living within the community.
9. Preserve publicly or privately-owned open space where development of such land might detract from the community's character and need for open space.
10. Encourage the buffering of potentially incompatible uses with landscaping and berming.
11. Encourage the most intensive development at the Milwaukee Avenue/Route 60 intersection, which may include some residential uses when part of an overall mixed-use development. Encourage less intensive development in the western portions of the Village in a manner compatible with the residential development, which characterizes the bulk of existing development in the area.
12. Milwaukee Avenue/Route 60: Encourage ~~high quality retail commercial development surrounding the Milwaukee Avenue/Route 60 intersection which may include some mixed-use development at the northeast corner of this intersection.~~ more intensive mixed-use development that includes a mix of commercial, retail, residential and public amenity uses to in both the northeast and northwest quadrants of the Milwaukee Avenue/Route 60 intersection. This mixed-use pattern is also encouraged in the Village's 2020 Comprehensive Plan Update for the potential re-development of the northwest corner of Milwaukee Avenue/Route 60 similar to the mixed-use development that exists at the northeast corner of Milwaukee Avenue/Route 60.
13. Milwaukee Avenue Corridor: Encourage high quality office and business park development at locations with limited direct access to Milwaukee Avenue.

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14. Route 60 Corridor (West): Encourage high quality office and retail uses with landscaped setbacks, which will be compatible with the residential and school properties adjacent to the corridor.
15. Route 45 Corridor: Encourage high quality uses as shown on the Land Use Plan, generally consistent with the Route 45/21 Corridor Study adopted in 2001.
16. Route 45 Corridor: Limit further residential development west of the intersection of U.S. 45 Route and Port Clinton Road and north of Port Clinton Road and encourage preservation of open space with focus on environmentally sensitive property containing flood plain, wetlands and heavily forested areas. Creation of corridors linking these elements is encouraged.
17. Explore the possibility of establishing boundary agreements with the Villages of Buffalo Grove and Lincolnshire concerning the southern limits of the Village and the appropriate land uses for the area.
18. In future new development or redevelopment of office/research properties, encourage technology upgrades that will maintain the attractiveness and competitive advantage of the area as a premier corporate center in Lake County and the entire Chicago metropolitan region.
19. Non-municipal services to residents are currently provided by numerous and distinct taxing bodies, including multiple elementary and high school districts, fire and library districts. Despite such competing and somewhat contrary community interests, care should be taken in planning so as to maintain and emphasize a sense of community.
20. ~~Actively~~ Encourage reinvestment in existing commercial properties to ~~maintain~~ enhance and expand the overall usability, appearance, ~~structural~~ site quality and marketability of the properties that remain as viable commercial properties within the commercial corridors.

Housing

The community goal for housing is to create and maintain a superior residential environment which reflects the total needs of residents related to location, type, and price of housing, including:

1. Decent, safe and sanitary housing for all inhabitants of the Village.
2. Residential areas which are conveniently located in relation to employment, cultural and shopping opportunities.
3. A balanced distribution of housing types throughout the community, approximating 50% single family and 50% two family and multiple family, insuring that a variety of housing types and price ranges are available in the community as a whole.
4. Harmonious single-use residential areas and neighborhoods with minimal intrusion and interference from nonresidential land uses and traffic.
5. Harmonious mixed-use areas with a wide range of compatible uses that support efficient land use and infrastructure and contribute to a compact, pedestrian-oriented living environment.
6. Housing units and neighborhoods, which have individuality, character, and are aesthetically pleasing.

7. Maintenance and improvement of existing residential structures and neighborhoods in order to provide a range of choice in housing and living environments.
8. Actively encourage reinvestment in existing single-family neighborhoods through providing for standards that allow for the redevelopment of individual lots while still maintaining the character of the surrounding neighborhood.
9. Assure that all housing units conform to minimum standards of maintenance and repair through aggressive enforcement of Village maintenance codes.
10. Encourage future development densities consistent with the regulations set forth in the zoning ordinance.
11. Encourage the development of new single-family homes on larger lots to complement the existing single-family lots and multiple-family developments.
12. Provide for multiple-family developments in areas which are located in higher intensity of use areas.
13. Encourage open space and other neighborhood amenities in multiple-family neighborhoods.
14. Encourage the development of residential amenities, including parks, access to public services, open space and shopping/entertainment with non-motorized transportation linkages to help lessen traffic flow problems or conflicts.
15. Discourage further traditional single-family residential development that has direct driveway access to arterial streets such as Route 60 and Milwaukee Avenue.
16. Encourage development of an appropriate balance of affordable senior housing to facilitate transitional housing opportunities that allow residents to sell their homes while allowing them to remain within the Village.
17. Meet the goals of the State of Illinois' Affordable Housing, Planning and Appeals Act.
18. Encourage policies reflected in the Sustainability Section of this Plan.

Multiple Family Residential

The Village currently has a number of multiple-family areas with densities ~~ranges~~ ranging up to 14.5 units per acre, and density beyond this range in limited areas such as residential zoning districts with planned unit developments and mixed-use developments. These multiple family areas include past developments such as the New Century Town area north of Route 60 adjacent to the Village 's open space system and the southwest area of the Village including the area east of Route 83 and east of the Commonwealth Edison Transmission Towers and Lines in the Westmoreland Drive areas. Other areas include multiple family developments north of Route 45, including the West Point and The Carriages at Gross Pointe Village to the east of the Commonwealth Edison Transmission Towers and Lines, and the Plymouth Farms and Westwood developments northeast of Route 45 and Butterfield Road. Some of the more recent multiple family areas have included select pods in Gregg's Landing, including pods B & C known as Shadow Creek located northeast of Butterfield Road and Huntington Drive, pod D known as Bayhill located on the north side of Gregg's Parkway to the west of the commercial frontage along Milwaukee Avenue and pods F, G, and H known as Pinehurst, Bay Tree, and Saddle Brook, respectively, located east of Lakeview along Museum Boulevard. Other more recent multiple family areas, such as The Oaks of Vernon Hills, have been developed in the southeastern area of the Village along Milwaukee Avenue and north and west of the Route 45 and Milwaukee Avenue intersection.

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In addition, the Pathway senior housing project, near the intersection of Philip Drive and Deerpath Drive, ~~is under construction and expected to open in early 2012~~ was completed in 2012. The Village assisted in making this project possible through a public-private partnership between the Village and developer with the Village underwriting a portion of the land cost.

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With the annexations and development approvals since 1995, the Village has attained a balance of single-family and multiple-family homes which has allowed a much greater diversity of housing choices in the Village and provides for more stability in the population. It has also attained a desirable amount of property planned for non-residential development to maximize employment opportunities and to assist the homeowner in the payment for services provided by all taxing districts.

The Village must remain proactive in its enforcement of maintenance codes. Particular attention to overcrowding of units must be paid so as to mitigate or lessen future degradation of individual units and community. The Village is encouraged to work closely with the Homeowner's Associations to educate current and future owners on these issues. Emphasis on the importance of this issue must be community wide.

The Village recognizes the potential for some multiple family development uses for the northern portions of the Loyola University Cuneo Mansion and Gardens which are generally located west of Milwaukee Avenue adjacent to the CN Railroad tracks and east of the other existing multiple family uses developed as a part of the Gregg's Landing development as previously noted. Due to the historical nature of the site and the continuing function of the remainder of the site, the Village will need to take great care with the development of this overall property. Any proposed development will need:

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- ~~A unique site design and character for the development;~~
- ~~Harmonious architecture characteristics with respect to the existing facilities and landscape;~~
- ~~Appropriate height and massing of structures;~~
- ~~Appropriate, safe, and efficient vehicular and pedestrian access and circulation on and off site;~~
- ~~A unique landscape plan and design that incorporates existing conditions as well as internal and peripheral landscape areas for both passive use with exceptional plantings and hardscape amenities;~~
- ~~Preservation of select portions of the natural feature areas (wooded areas, topography, etc.); and~~
- ~~Provision of community amenities and benefits;~~

the growth potential for multiple-family development uses in certain areas of the Village. Although the Village is nearing build-out, there continue to be opportunities for contextually appropriate multi-unit developments such as townhomes and courtyard apartments.

The Village will also encourage infill development strategies that promote site revitalization, higher densities, and increase the tax base through enhancing a site's value. One such area the Village has identified is the Northwest corner of Milwaukee Avenue and Townline Road (Route 60). This shopping center site built in 1973 reflected the dominant development pattern of that time: auto-oriented commercial with large stand-alone stores connected to a central indoor space and surrounded by large areas of surface parking. The Hawthorn Mall has been impacted by the shift away from large department store retailing, and the surrounding grayfield areas (surface parking) have potential for multiple-family mid-rise development within a horizontal mixed-use context.

The Village will also encourage any new multiple-family housing uses to include measures that reflect the policies stated in the Sustainability Section of this Plan.

Commercial

Retail commercial areas in the Plan are oriented to the major street and highway system in order to provide shopping areas for regional markets as well as for the local community. The focal point of retail commercial activity is the intersection of Route 60 and Milwaukee Avenue, ~~where the Westfield Hawthorn Shopping Mall (formally known as Hawthorn Center), a regional mall is located on the northwest corner and existing or future retail centers at each of the three remaining corners.~~ The Village considers this site to be the "crown jewel" of the community. The Hawthorn Shopping Mall (formally known as Hawthorn Center), a regional mall, is located on the northwest corner. Melody Farm, the recently completed lifestyle center with open-air shopping and dining, is located on the northeast corner, and existing retail centers are located at the two remaining south corners. Additional retail centers are located along Route 60 as well as Milwaukee Avenue. ~~The Village understands it is necessary to work with its retail customers and business owners to create an environment which is responsive to each party's needs must~~

remain responsive to achieving a balance in meeting the needs of its local and regional retail customers as well as its business owners.

While the four corners of Milwaukee Avenue and Route 60 maintain their significance as a commercial center, the Village recognizes that, due in part to electronic retailing and a home delivery trend, single-use districts may struggle in achieving vibrant and active community space. Due to this consideration, the Village supports the continuation of mixed-use, pedestrian oriented development for the Northwest quadrant of Townline Road and Milwaukee Avenue.

~~Development on the northeast corner of Route 60 and Milwaukee Avenue may include a mixed use development consisting of a full service hotel a "life style" type retail center including a mix of residential uses, or a single "big box" anchor type department store retailer in this center may also be appropriate. The Village considers this site to be the "crown jewel" of the community. Due to this consideration, the Village will require the development to adhere to the following development guidelines:~~

Any proposed development should adhere to these guidelines:

- 1) A mixture of active commercial and ~~potentially~~ residential uses that maximize the ~~use of the site~~ and contributes to the character of the Village while including both daytime and nighttime uses.
- 2) Bulk and height of buildings that are considerate of the surrounding area while allowing for special considerations given the distinct location of the site;

~~Preservation of the significant natural features of the site through a site design and layout that incorporates the natural features of the site, including providing for a potential vista outlook over or adjacent to the Des Plaines River and forest preserve;~~

- 3) ~~Pathway connections to the regional forest preserve trails and sidewalks along the major roadways as well as~~ throughout the site including pedestrian and bicycle amenities such as benches, bicycle racks, and decorative lighting;
- 4) Storm water detention facilities that enhance the site and embrace sustainable practices as much as possible;
- 5) Architecture that is distinctive while also considerate of the community's overall character.
- 6) Transportation infrastructure improvements that are coordinated to address all potential impacts with respect to commercial traffic patterns and access to the site and for the surrounding area, ~~the overall Route 60 and Milwaukee Avenue intersection, and existing and potential public transit access and ridership;~~ and
- 7) ~~A review process that explores various layout patterns for determination of the arrangement~~ which best addresses the Village's vision and goals for the development of the property. ~~One design alternative may include developing a site plan that provides for a central greenway with a linear water feature flanked by an open promenade connection between Milwaukee Avenue and the Des Plaines River area.~~

~~A related but separate commercial area is located on the west side of Milwaukee Avenue north of the E.I.&E railroad tracks at the intersection with Gregg's Parkway. It is designated as~~

commercial and is suitable for uses such as commercial/retail, hotel or office. Care must be taken with future development of either site due to it being the entrance to Gregg's Landing and the northern gateway along Milwaukee Avenue.

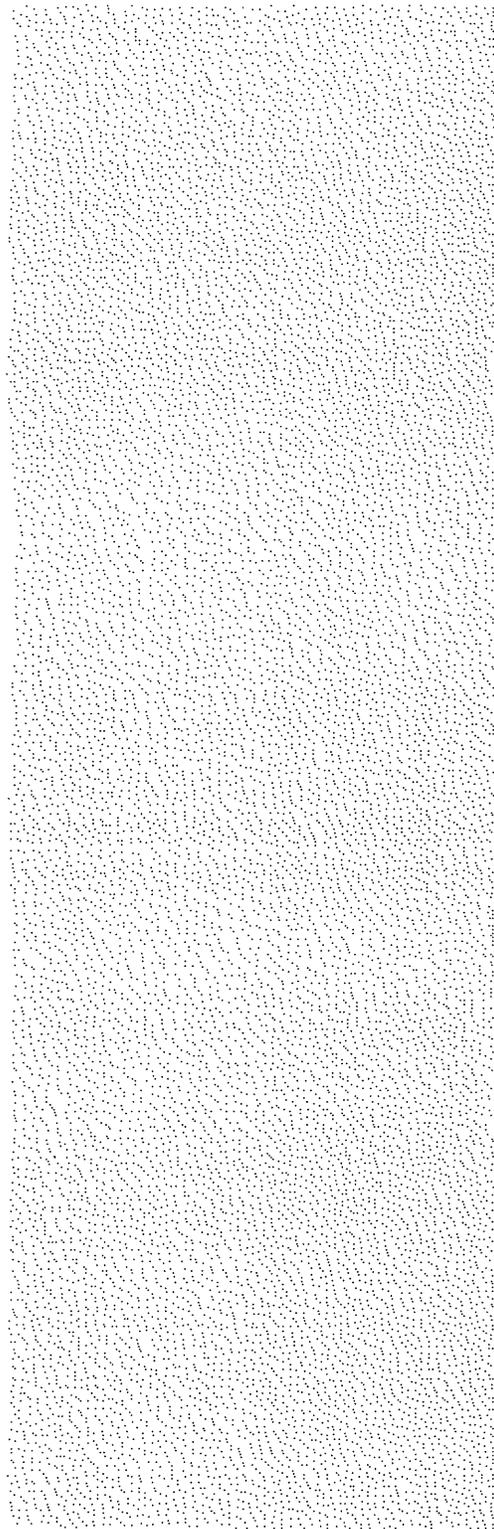
A secondary commercial center with a sub-regional function related to development is along the Route 45 corridor with its core area being the Vernon Hills Town Center on the northwest corner of the intersection of Routes 45 and Milwaukee Avenue. This area has been and is continuing to be developed as a part of a TIF District program, generally consistent with the Village's Route 45/21 Corridor Plan. The TIF District also covers the southwest corner of the intersection of Route 45 and Milwaukee Avenue, but due to existing market conditions, no redevelopment of this area has occurred. In response to these market conditions, the Village may wish to formulate a program that addresses small scale improvements, such as facade and landscape improvements, for existing developments that will enhance their visibility and appearance. More limited retail opportunities are provided for along Route 45 and at two locations on Butterfield Road. For the purposes of this Plan, the Village of Vernon Hills Route 45 and 21 Corridor Plan was adopted in 2004 as an addendum of the Comprehensive Plan.

As part of this current secondary commercial center area, the Village has the opportunity to expand upon the range of commercial services in the area through a mixed-use development approach in and around the Metra station area. The Village has diligently purchased properties around the station in order to allow for a unified approach to the development of the area with distinct design guidelines. It is anticipated that any development of the properties in the area will be transit-oriented in nature and could potentially have a mixture of uses including retail stores, offices, and residential units that maximizes the contribution of the area to the overall Village's welfare. Bulk and height characteristics of any proposed architecture will require a detailed review by the Village to determine the best arrangements that reflect the desired community character. The Village may also wish to explore how best to build cross linkages and they function with the Vernon Hills Golf Course.

In 2010, the Village completed a Commercial Space Occupancy Analysis study with the assistance of Rolf C. Campbell & Associates that analyzed the current mixture of retail and non-retail uses in its established, major commercial areas along Milwaukee Avenue and Route 60. From the findings of this study, the Village amended its zoning ordinance to create a Core Retail Area Overlay District that set the appropriate mixture levels of retail and non-retail uses within designated commercial areas. This amendment also developed a policy for ways to review and approve the conversion of retail uses to non-retail uses. The Village confirms the established levels of retail uses to non-retail uses are those levels which this Comprehensive Plan seeks to pursue for the designated commercial areas.

The Village should seek to establish adaptive reuse strategies for commercial/retail locations left vacant by market conditions, changing demographics and/or competition. Examples of suitable locations include older retail centers such as Hawthorn Village Commons and Vernon Plaza as noted on the Comprehensive Land Use Plan Map. A further potential reuse consideration for the Village is to review expanding its role as a nighttime entertainment destination. As part of reviewing the reuse of vacant commercial locations, the Village may wish to try to concentrate uses with cross linkages which draw evening time users to the Village's commercial areas. These

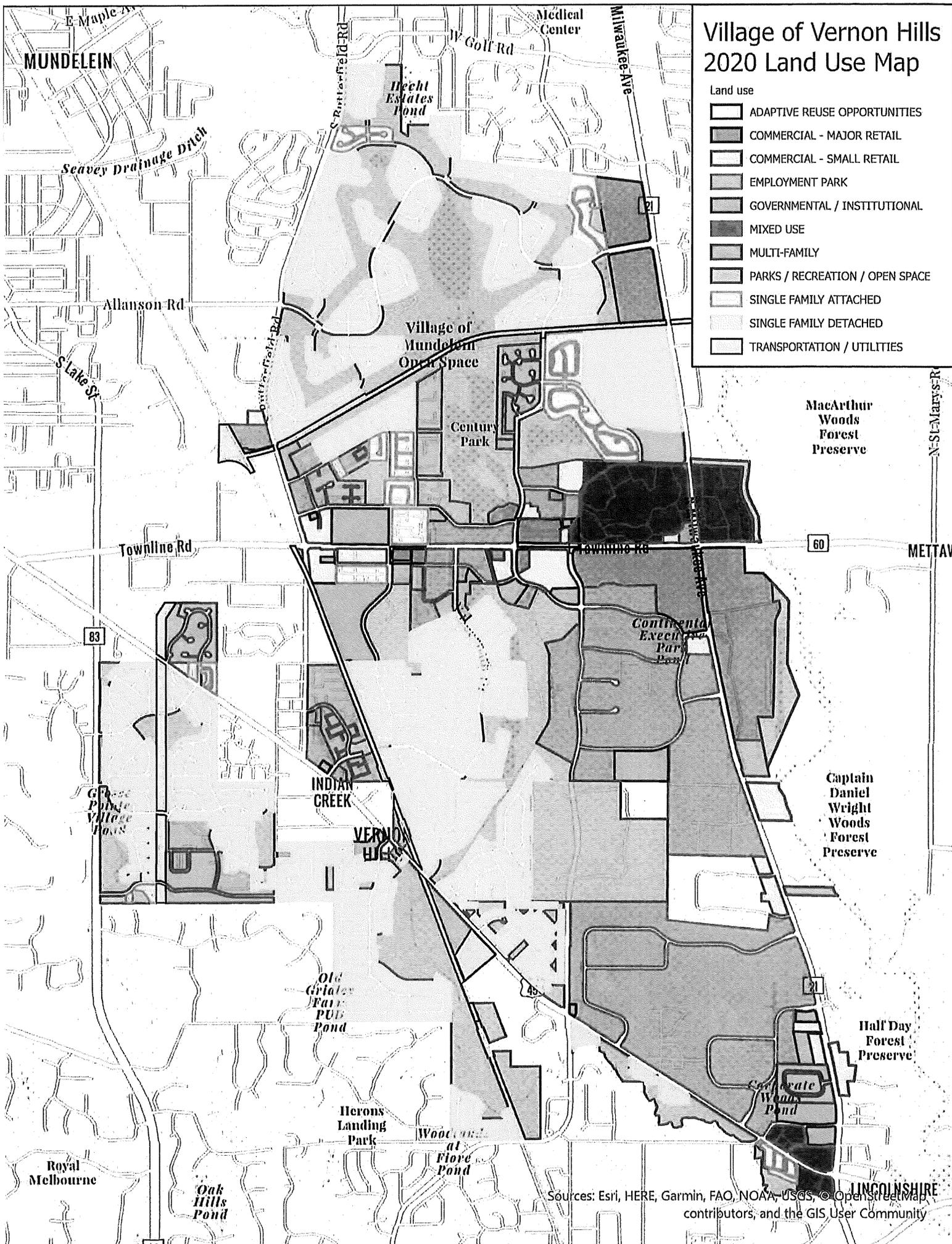
uses would include restaurants, movie theaters, bowling alleys, and other such entertainment venues. A key element of this strategy would be concentrating these types of uses while still maintaining the key retail business foundation of the Village's commercial areas.



Village of Vernon Hills 2020 Land Use Map

Land use

-  ADAPTIVE REUSE OPPORTUNITIES
-  COMMERCIAL - MAJOR RETAIL
-  COMMERCIAL - SMALL RETAIL
-  EMPLOYMENT PARK
-  GOVERNMENTAL / INSTITUTIONAL
-  MIXED USE
-  MULTI-FAMILY
-  PARKS / RECREATION / OPEN SPACE
-  SINGLE FAMILY ATTACHED
-  SINGLE FAMILY DETACHED
-  TRANSPORTATION / UTILITIES



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