

**VILLAGE OF VERNON HILLS
ORDINANCE 2020-080**

**AN ORDINANCE AMENDING ORDINANCE 2003-046 TO AMEND THE SPECIAL USE PERMIT
FOR A PLANNED UNIT DEVELOPMENT AND CERTAIN OTHER APPROVALS FOR
PROPERTY COMMONLY KNOWN AS HAWTHORN MIDDLE SCHOOL-NORTH, IN THE
VILLAGE OF VERNON HILLS, LAKE COUNTY**

WHEREAS, representatives of Hawthorn Middle School North located at 201 Hawthorn Parkway and legally described in Exhibit A, has petitioned the Village of Vernon Hills for approval of the following:

1. Amendment to Ordinance 2003-046, authorizing revisions to a Special Use Permit for a Planned Unit Development to allow three additions to the existing building commonly known as "Hawthorn Middle School North"; and
2. Amendment to Ordinance 2003-046 granting preliminary and final site plan approvals; and
3. Amendment to Ordinance 2003-046 granting preliminary and final landscape approvals; and
4. Amendment to Ordinance 2003-046 granting preliminary and final architectural plan approval; and

WHEREAS, upon due notice and after a public hearing held on May 13, 2020 by the Planning and Zoning Commission of the Village of Vernon Hills, and pursuant to the Vernon Hills Zoning Ordinance of 1982, as amended, said Planning and Zoning Commission has filed its report and recommendation concerning said petition referenced herein; and

WHEREAS, based upon the evidence adduced at said hearing and in their application, the petitioner has entered into the record evidence and findings of fact that address the standards in Section 18.3 of the Zoning Ordinance; and

WHEREAS, the Village Board, having considered the Planning and Zoning Commissions report and recommendation at its Committee of the Whole meeting on May 19, 2020, found that sufficient facts were presented which, in its judgment, would justify approving and amendment to Ordinance 2003-046, authorizing an amendment to a Special use Permit for a Planned Unit Development; granting preliminary and final site plan approval; granting preliminary and final landscape approval; and granting preliminary and final architectural approval.

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 Zoning Ordinance of 1982, as amended, approval of an amendment to Ordinance 2003-046 authorizing approval of an amendment to a Special use Permit for a Planned Unit Development allowing three additions to the existing building is hereby granted, subject to the Terms and Conditions of Approval, as set forth in Exhibit B.

SECTION II. Pursuant to the Vernon Hills Zoning Ordinance of 1982, as amended, approval of an amendment to Ordinance 2003-046 granting preliminary and final site plan approvals is hereby granted, subject to the Terms and Conditions of Approval, as set forth in Exhibit B.

SECTION III. Pursuant to the Vernon Hills Zoning Ordinance of 1982, as amended, approval of an amendment to Ordinance 2003-046, granting preliminary and final landscape approvals is hereby granted, subject to the Terms and Conditions of Approval, as set forth in Exhibit B.

SECTION IV. Pursuant to the Vernon Hills Zoning Ordinance of 1982, as amended, approval of an amendment to Ordinance 2003-046, granting preliminary and final architectural plan approval is hereby granted, subject to the Terms and Conditions of Approval, as set forth in Exhibit B

SECTION V. Pursuant to the Vernon Hills Zoning Ordinance of 1982, as amended, and the recommendations of the Planning and Zoning Commission, the Terms and Conditions of Approval as set forth in Exhibit B are hereby approved and are made a part of the approvals as listed in the Sections above.

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

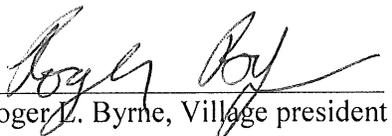
SECTION X. ORDINANCE NUMBER. This ordinance shall be known as Ordinance Number 2020-080.

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

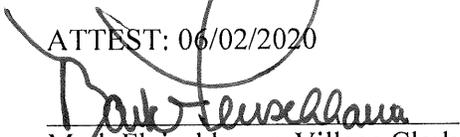

Roger L. Byrne, Village president

PASSED: 06/02/2020

APPROVED: 06/02/2020

PUBLISHED IN PAMPHLET FORM: 06/02/2020

ATTEST: 06/02/2020


Mark Fleischhauer, Village Clerk

Ordinance 2020-080

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Exhibit A
Legal Description

**EXHIBIT A
ORDINANCE 2003-46
HAWTHORN SCHOOL DISTRICT 73 NORTH CAMPUS**

PARCEL 1

THAT PART OF THE SOUTH HALF OF SECTION 32, TOWNSHIP 44 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF TRACT OF LAND CONVEYED BY DOCUMENT 432445, RECORDED JUNE 24, 1937, SAID POINT BEING ON THE SOUTH LINE OF SAID SECTION 32, 417.90 FEET WEST FROM A POINT 220 RODS EAST FROM THE SOUTHWEST CORNER (AS MEASURED ALONG SAID SOUTH LINE) OF SAID SECTION 32; THENCE SOUTH 88 DEGREES 43 MINUTES 50 SECONDS WEST ALONG THE SOUTH LINE OF SECTION 32 AFORESAID, A DISTANCE OF 654.47 FEET; THENCE NORTH 01 DEGREES 16 MINUTES 10 SECONDS WEST AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, A DISTANCE OF 846.62 FEET; THENCE NORTH 88 DEGREES 43 MINUTES 50 SECONDS EAST AND PARALLEL WITH THE SOUTH LINE OF SECTION 32 AFORESAID, A DISTANCE OF 654.47 FEET TO THE NORTHWEST CORNER OF TRACT OF LAND CONVEYED BY DOCUMENT 1449458, REORDERED JUNE 25, 1970; THENCE SOUTH 01 DEGREES 16 MINUTES 10 SECONDS EAST ALONG THE WEST LINES OF TRACTS OF LANDS CONVEYED BY DOCUMENT 1449458 AND DOCUMENT 438445, AFORESAID, A DISTANCE OF 846.62 FEET TO THE PLACE OF BEGINNING (EXCEPTING THAT PART THEREOF FALLING IN ILLINOIS STATE ROUTE 60 AS DEDICATED FOR PUBLIC HIGHWAY PER DOCUMENT 339738), IN LAKE COUNTY, ILLINOIS.

PARCEL 2

THAT PART OF THE SOUTH HALF OF SECTION 32, TOWNSHIP 44 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SECTION, SAID POINT BEING 220 RODS EAST OF THE SOUTHWEST CORNER OF SAID SECTION AND BEING THE SOUTHEAST CORNER OF THE SCHOOL LOT; THENCE NORTH PERPENDICULAR TO SAID SOUTH LINE ALONG THE EAST OF THE SCHOOL LOT, 417.5 FEET; THENCE WEST PARALLEL TO SAID SOUTH LINE ALONG THE NORTH LINE OF THE SCHOOL LOT, 417.5 FEET TO THE NORTHWEST CORNER OF THE SCHOOL LOT; THENCE NORTH PERPENDICULAR TO SAID SOUTH LINE, 429.15 FEET; THENCE EAST PARALLEL TO SAID SOUTH LINE, 617.5 FEET; THENCE SOUTH PERPENDICULAR TO SAID SOUTH LINE, 846.62 FEET TO SAID SOUTH LINE; THENCE WEST ALONG SAID SOUTH LINE, 200 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, IN LAKE COUNTY, ILLINOIS.

PARCEL 3

THAT PART OF THE SOUTH HALF OF SECTION 32, TOWNSHIP 44 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, BEGINNING AT A STAKE ON THE SOUTH LINE OF AND 220 RODS EAST FORM THE SOUTHWEST CORNER OF SAID SECTION 32, SAID POINT OF BEGINNING BEING THE SOUTHEAST CORNER OF A PARCEL OF LAND KNOWN AS THE KRUCKMAN FARM AND DESCRIBED IN BOOK 218 OF DEEDS, PAGE 8, THENCE NORTH AT RIGHT ANGLES TO SAID SOUTH LINE OF SECTION 32, 417.5 FEET, THENCE WEST 417.5 FEET, THENCE SOUTH 417.5 FEET TO SAID SOUTH LINE OF SECTION 32, THENCE EAST 417.5 FEET TO THE PLACE OF BEGINNING, IN LAKE COUNTY, ILLINOIS.

Exhibit B

DEVELOPMENT PERMIT For Hawthorn Middle School - North 201 Hawthorn Parkway

General Compliance with the following plans:

1. General compliance with the architectural plans and color renderings, consisting of nine (9) pages, prepared by Legat Architects, dated December 2, 2019; and
2. General compliance with the civil engineering plans, consisting of four (4) pages, prepared by Gewalt Hamilton, dated December 2, 2019; and
3. General Compliance with the Landscape Plan, consisting of two (2) pages, prepared by Legat Architects, dated December 2, 2019.

Terms and Conditions of Approval:

1. Review and approval of landscaping plans by the Village Landscape Technician shall be required prior to issuance of a full building permit for the project. The Village Engineer may require additional plantings or substitutions where, in his opinion, the substitution is appropriate for this project; and
2. Final engineering is subject to review and approval by the Village Engineer prior to issuance of building permit; and
3. The Director of Community Development shall review and approve the exterior lighting on the building prior to issuing any building or site development permit; and
4. Compliance with all ordinances and standards of the Village.