

**VILLAGE OF VERNON HILLS  
RESOLUTION 2022-003**

**A RESOLUTION AMENDING RESOLUTION 96-06 – GRANTING FINAL R.P.U.D DEVELOPMENT PLAN APPROVAL, FINAL SITE AND LANDSCAPE APPROVAL, FINAL SUBDIVISION PLAT APPROVAL, AND FINAL RESUBDIVISION PLAT APPROVALS, TO G.A.Z, INC., AN ILLINOIS CORPORATION FOR THE PROPERTY LOCATED AT BUTTERFLIED, MILWAUKEE, THE EJ&E COMMONLY KNOWN AS THE CUNEO ESTATE**

**WHEREAS**, the President and the Board of Trustees of the Village of Vernon Hills is authorized to prescribe minimum zoning standards for the purpose of promoting the public health, safety, comfort, convenience, and general welfare of the people of Vernon Hills, and to promote the development of properties located within the Village in an orderly and efficient manner; and

**WHEREAS**, in order to continue the Village’s goal of promoting orderly and efficient development, the Village has identified the need for an amendment to Resolution 96-06, which was approved on April 9, 1996, and which provided the final Regional Planned Unit Development Plan approval, final site and landscape approval, final subdivision plat approval, and final resubdivision plat approvals, to G.A.Z., Inc., for the Cuneo estate property; and

**WHEREAS**, the proposed amendment to Resolution 96-06 will allow for the continued review and approval of architectural plans for new single-family homes for this development; and

**WHEREAS**, the President and Board of Trustees, being fully appraised of the proposed amendments to Resolution 96-06, found that in their judgment, the proposed amendments would be warranted; and

**NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND THE BOARD OF TRUSTEES OF THE VILLAGE OF VERNON HILLS, ILLINOIS AS FOLLOWS:**

**SECTION I. Amendments to Resolution 96-06.** Resolution 96-06 of the Village of Vernon Hills, approving the final Regional Planned Unit Development Plan, final site and landscape plan, final subdivision plat, and final resubdivision plat, to G.A.Z., Inc., for the Cuneo estate property, is hereby amended to read as follows:

Section 2 (Conditions), 1 (Approval of R.P.U.D. Development Plans), (e) shall be amended as follows:

(e) Architectural approval as required by Section 20(A) of the Village Code shall be as follows:

- (i) Architectural Plans for ~~the all~~ single-family home pods ~~which are not custom home pods~~, shall be submitted and approved by the Village at the time of request for development permit approval.

Any home builders selling from a model shall require that model to be approved by the Village.

- ~~(ii) Architectural Plans for the single-family home pods which are custom home pods shall be approved by an architectural review committee which shall be formed by the developer. If these pods are sold to a production developer approval pursuant to (i) is required. Any home builders selling from a model shall require that model to be approved by the Village.~~
- (iii) Vehicular access to the park adjacent to Pod 9 will be provided.
- ~~(iviii)~~ Architectural Plans for the multi-family pods shall be approved at the time of final site plan approval for the individual pods. No approval is granted at this time.
- (iv) The Village may, in granting architectural approval for any pod, create and enforce monotony standards.
- (vi) See Paragraph 2 for landscape requirements.
- (vii) The architectural and home construction standards set forth in Paragraph 7 apply here.

[...]

Section 2 (Conditions), 2 (Landscape Plan Approval Conditions), (g) shall be amended as follows:

[...]

(g) At the time of development permit review and approval of the individual pods, minimum standards for landscaping requirements for single-family detached home lots shall be approved. At a minimum, for all single-family production home lots (except for patio homes), the Developer shall be required to place two (2) trees on each lot, which trees shall be planted prior to issuance of a certificate of occupancy. For all golf course lots, an average of two (2) trees per lot shall be placed within ten (10') feet of the rear lot line, which shall be planted prior to issuance of a certificate of occupancy. For custom home pods, ~~the Architectural Review Committee to be formed by Zale Village~~ shall review the individual landscape plans, approve them and mandate a maximum time for which landscaping must be installed. The time for landscaping to be installed on custom home lots shall be part of the covenants recorded against those properties.

[...]

**SECTION II. 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 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 III. Repeal and Savings Clause.** All resolutions or parts of resolutions 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 IV. Effective Date.** This resolution shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

**SECTION V.** This resolution shall be known as Resolution 2022-003.

Adopted by roll call vote as follows:

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

NAYS: 0 - None

ABSENT AND NOT VOTING: 1 – Byrne

ABSTAIN: 0 - None



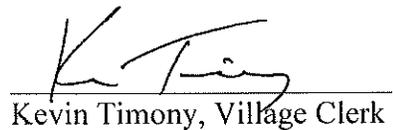
Thom Koch Jr., Village President Pro Tem

PASSED: 02/01/2022

APPROVED: 02/01/2022

PUBLISHED IN PAMPHLET FORM: 02/01/2022

ATTEST: 02/01/2022



Kevin Timony, Village Clerk

