

**VILLAGE OF VERNON HILLS
RESOLUTION 2023-028**

**A RESOLUTION GRANTING APPROVAL OF AN EXTENSION OF THE DEADLINE TO
COMPLETE SUBDIVISION IMPROVEMENTS FOR THE WOODLAND CHASE
SUBDIVISION**

WHEREAS, the Woodland Chase Subdivision, located at the southwest corner of US Highway 45 and Buffalo Grove Road, was originally approved through Ordinance 2016-049 on December 13, 2016; and

WHEREAS, the regulations of the Appendix B, Development Regulations, Article I, Development Ordinance, of the Vernon Hills Code, require that Subdivision Improvements be completed within three years of plat approval; and

WHEREAS, a reduction in the amount of the letter of credit was authorized by the Village Board in July 2020 without explicitly extending the completion date for Subdivision Improvements; and

WHEREAS, Icon Building Group has submitted an extension request, dated July 18, 2023, to complete the remaining subdivision improvements by October 31, 2025, with intermediate milestones for specific items; and

WHEREAS, the Committee of the Whole reviewed the extension request at its meeting on July 25, 2023, and concurred that the timeline for completion would be appropriate, per the procedure described in Article I, Development Ordinance, Section 8.00, Procedures; and

WHEREAS, the Board of Trustees, having reviewed and considered the request, has determined that the approval of the revised timetable as proposed by the developer is in the best interest of the Village of Vernon Hills.

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 above listed recitals are incorporated into and made part of this Resolution.

SECTION II. The Subdivision Improvements described in Ordinance No. 2016-049, as amended, shall be completed by October 31, 2025, in accordance with the schedule provided in the extension request by Icon Building Group, dated July 18, 2023 (**Exhibit A**).

SECTION III. The developer shall submit to the Village a revised letter of credit extending the expiration date to align with the same October 31, 2025 completion date.

SECTION IV. 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 V. 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 VI. EFFECTIVE DATE. This resolution shall be in full force and effect from and after its passage, approval and publication as provided by law.

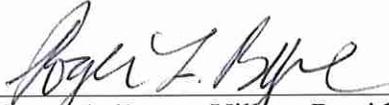
SECTION VII. RESOLUTION NUMBER. This resolution shall be known as Resolution Number 2023-028.

Adopted by roll call vote as follows:

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

NAYS: 0 - None

ABSENT AND NOT VOTING: 1 - Takaoka


Roger L. Byrne, Village President

PASSED: 08/15/2023

APPROVED: 08/15/2023

ATTEST: 08/15/2023


Kevin Timony, Village Clerk



EXHIBIT A

Woodland Chase Subdivision

Subdivision Improvement Completion Extension Request Letter

Icon Building Group – July 18, 2023



Custom Homes
Home Additions
Home Renovations
Interior Design
Outdoor Spaces
Icon Group.com
i@iconmodel.com

2413 West Algonquin Road, Suite 247, Algonquin, IL 60102 847.773.1200

July 18, 2023

Attn: Andrew C. Jennings, AICP
Community Development Director
290 Evergreen Drive, Vernon Hills, IL 60061
Phone (847) 918-3548

RE: Extension Request

To Whom It May Concern,

Icon Building Group formally requests to extend the deadline for the completion of subdivision improvements for Woodland Chase to October 31, 2025, including the following preliminary milestones:

- Vacant lot grading / seed by May 15, 2024 (eliminate topsoil stockpile; establish seed for regular maintenance of vacant lots)
- Sidewalk / crosswalk completion to approved subdivision plan by May 31, 2024
- Final lift of asphalt on roadways by June 30, 2025
- Final punch list walk through and corrective action as needed by October 31, 2025

We appreciate your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'CM', is written over the word 'Sincerely'.

Charlie Murphy
President/CEO
847-715-2536