

**VILLAGE OF VERNON HILLS
ORDINANCE 2025-014**

AN ORDINANCE AMENDING APPENDIX C, ZONING, OF THE VERNON HILLS CODE OF ORDINANCES, SECTION 3.2, DEFINITIONS, SECTION 4.16, GENERAL REGULATIONS, AND SECTION 13.3, SPECIAL USES IN THE B-1 DISTRICT, RELATED TO ELECTRIC VEHICLE CHARGING

WHEREAS, the Village of Vernon Hills is a municipal corporation existing under the laws of the State of Illinois, and

WHEREAS, the Village of Vernon Hills, acting as the petitioner, filed a petition to amend the zoning code in order to establish definitions and regulations associated with electric vehicle charging; and

WHEREAS, the Planning and Zoning Commission held a public hearing, duly noticed, on January 22, 2025, and has recommended approval of the proposed amendment as documented in **Exhibit A**, Findings of Fact and Recommendation; and

WHEREAS, the President and Board of Trustees discussed the recommendation of the Planning and Zoning Commission at its meeting on February 4, 2025; and

WHEREAS, the President and Board of Trustees, having determined that the requested amendment is in the best interest of the Village of Vernon Hills and meets the relevant standards contained within the Zoning Code, hereby finds adopts this ordinance amending the Zoning Code of the Village of Vernon Hills pursuant to its duty to regulate the uses of land within the Village of Vernon Hills.

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. The above recitals are hereby incorporated into and made part of this Ordinance.

SECTION II. Amendment to Section 3.2. Appendix C, Zoning, of the Village of Vernon Hills Code of Ordinances, Article 3, Definitions, Section 3.2, Definitions, is hereby amended to insert the following definitions:

...

Electric Vehicle (EV): A vehicle that uses energy stored in rechargeable battery packs onboard the vehicle to propel the vehicle. The EV must be plugged into an external source to recharge. Includes plug-in hybrid vehicles.

Electric Vehicle (EV) Charger, Level 1: EV battery charging that uses 110 to 120 VAC supply power, with a power range from 880 Watts (0.88 kilowatts, kW) to 1,920 kW (1.92 kW) and provides 3 to 6 range miles per hour connected. Level 1 EV chargers are supplied with Alternating Current (AC) and in turn provide AC power to the EV through a standard connector.

Electric Vehicle (EV) Charger, Level 2: EV battery charging that uses 208 to 240 VAC supply power, with a range from 3.3 kW to 19.2 kW, and provides 16 to 80 range miles per hour connected. Level 2 EV chargers are supplied with Alternating Current (AC) and in turn provide AC power to the EV through a standard connector.

Electric Vehicle (EV) Charger, Level 3: Direct Current Fast Charging (DCFC). EV battery charging that uses DC power to recharge EVs at various amperage levels and voltage levels, most commonly 480 VAC, with power outputs ranging between 25 and 350 kW of power and provides 50 to 800 range miles per hour connected. DCFCs convert Alternating Current (AC) from facility power and output Direct Current (DC) and Volts Direct Current (VDC), which then delivers DC power to the BEV through a standard connector.

Electric Vehicle Charging Station (EVCS): equipment designed to safely supply and manage power into Plugin EVs. EV Charging Stations include hard-wired EV Charging Stations and EV Charging Stations that plug in to standard wall outlets and may also integrate communication, metering, GPS and other features that assist EV drivers and the host facility.

Electric Vehicle Charging Station (EVCS), Primary use: a retail establishment, not accessory to a permitted land use, that provides electric vehicle charging as its primary function. May include accessory uses such as a convenience store and/or an indoor lounge for customers.

Electric Vehicle Charging Station (EVCS), Accessory use: an EVCS located within a parking area accessory to a permitted use in a given zoning district. Includes charging infrastructure and equipment typically required to support the EVCS.

...

SECTION III. Amendment to Section 4.16. Appendix C, Zoning, of the Village of Vernon Hills Code of Ordinances, Article 4, General Regulations, is hereby amended to insert a new section 4.16, Electric Vehicle Charging Stations, to read as follows:

Sec. 4.16 Electric Vehicle Charging Stations

4.16.1. Introduction/purpose. It is the intent and purpose of this section to provide regulations regarding the installation of Electric Vehicle Charging Stations (EVCS) within the Village. The Village intends for charging facilities to be considered as a permitted accessory use when located within parking areas accessory to a permitted use, subject to the regulations described in this section.

4.16.2. Definitions. See Section 3.2.

4.16.3. Applicability. This section shall apply to all publicly accessible EVCS installed in the Village.

4.16.4. EVCS – Accessory Use. EVCS installations within off street parking lots serving as the required parking for a permitted use are considered to be a permitted accessory use. The following regulations shall apply:

- a. **Parking calculation.** In new construction and existing parking lots, parking stalls designated for use as an EVCS shall not impact the calculation of required parking. In the event that a second existing stall must be used for the charging station equipment, both stalls shall still count to satisfy the parking requirement.

- b. **Site plan review.** The Zoning Administrator may refer a proposed EVCS for minor site plan review by the Village Board if it is determined that the proposed configuration does not clearly comply with this Section, or in the event that more than 10% of the existing parking stalls would be converted for use an EVCS.
- c. **Design Requirements.** ECVS shall comply with the following requirements:
- i. **Size.** The EVCS structure shall be no more than 8 ft in height and 4 ft in width.
 - ii. **Informational signage.** Signage identifying an EVCS parking space shall be a standard 12" x 18" parking sign, mounted on a pole or wall at a height of 60" to 80". Additional information, such as usage restrictions, may be displayed on sign panel below the primary identification sign.
 - iii. **Advertising displays.** Advertising within the charging station structure may not exceed 6 sq ft. Advertising displays shall be directed toward the ECVS parking stall. An electronic sign is permitted by may not include noise or strobe features
 - iv. **Visibility impacts.** All equipment, signage, and landscaping shall be placed to prevent obstruction to visibility.
 - v. **Equipment.** Equipment associated with ECVS shall be located and maintained to prevent hazardous conditions. Charging cables shall retract and shall not extend across walking paths to prevent tripping hazards.
 - vi. **Pavement markings.** Pavement markings identifying the EVCS are permitted, but shall not extend beyond the parking stall into the drive aisle.
 - vii. **Landscaping.** Landscaping may be required in the event that site plan review is required per Subsection 4.16.4b.
 - viii. **Setbacks.** Equipment and signage associated with an ECVS may not be located closer than ten feet (10.0') to any property line.
 - ix. **Appearance.** Accent lighting may be incorporated into the charging station to help users locate the ECVS. Effects that may distract drivers (such as excessively bright lights, strobes, and motion effects) are prohibited. Accent lighting shall be identified during permitting to determine compliance with this section.
 - x. **Accessibility.** Electric vehicle charging parking space designs and site requirements for accessibility to and from parking spaces, facilities, buildings, and other elements must comply with the technical accessibility requirements of ADA (Americans with Disabilities Act) and ABA (Architectural Barriers Act) Accessibility Standards. The EV Charging Station design must comply with ADA and ABA requirements for operable parts and other accessibility standards. Parking space signage should indicate whether the space is for ADA parking only or whether the space can be used by non-ADA vehicles to park under conditions specified by the signage.

4.16.5. EVCS – Primary Use. A primary use EVCS is subject to the zoning restrictions of each district with respect to use and bulk regulations. A primary use EVCS is intended to be reviewed in a manner comparable to a gas station. It is anticipated that most primary use EVCS locations will offer Level 3 charging, and may include accessory features such as a customer lounge and/or convenience store.

SECTION IV. Amendment to Section 13.2. Appendix C, Zoning, of the Village of Vernon Hills Code of Ordinances, Article 13, B-1 General Business District, Section 13.3, Special Uses, to insert a reference to “Electric Vehicle Charging Station (EVCS) Primary Use” to read as follows:

...

13.3.36 Electric Vehicle Charging Station (EVCS) Primary Use

...

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

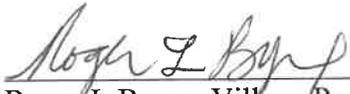
SECTION VII. ORDINANCE NUMBER. This ordinance shall be known as Ordinance Number 2025-014.

Adopted by roll call vote as follows:

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

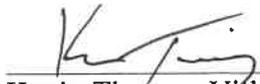
NAYS: 0 - None

ABSENT AND NOT VOTING: 1 - Schenk



Roger L. Byrne, Village President

PASSED: 02/04/2025
APPROVED: 02/04/2025
ATTEST: 02/04/2025



Kevin Timony, Village Clerk



EXHIBIT A

Planning and Zoning Commission

Case 2025-02: Amendment to Appendix C, Zoning Code, Section 3.2, Definitions, Section 4.16, General Regulations, and Section 13.3, Special Uses in the B-1 District, Related to Electric Vehicle Charging

Findings of Fact and Recommendation

VILLAGE OF VERNON HILLS

ORDINANCE NO. 2025-014

AN ORDINANCE AMENDING APPENDIX C, ZONING, OF THE VERNON HILLS CODE OF ORDINANCES, SECTION 3.2, DEFINITIONS, SECTION 4.16, GENERAL REGULATIONS, AND SECTION 13.3, SPECIAL USES IN THE B-1 DISTRICT, RELATED TO ELECTRIC VEHICLE CHARGING

THE 4th DAY OF FEBRUARY 2025

Published in pamphlet form by the Authority of the President and Board of Trustees of the Village of Vernon Hills, Lake County, Illinois, this 4th day of February, 2025

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. 2025-014 AN ORDINANCE AMENDING APPENDIX C, ZONING, OF THE VERNON HILLS CODE OF ORDINANCES, SECTION 3.2, DEFINITIONS, SECTION 4.16, GENERAL REGULATIONS, AND SECTION 13.3, SPECIAL USES IN THE B-1 DISTRICT, RELATED TO ELECTRIC VEHICLE CHARGING TO BE POSTED IN THE VILLAGE HALL AS REQUIRED BY LAW FROM FEBRUARY 4, 2025 TO FEBRUARY 18, 2025.



Kevin Timony, Village Clerk

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 4th DAY OF FEBRUARY 2025



Notary Public

