

**VILLAGE OF VERNON HILLS
RESOLUTION 2025-007**

**A RESOLUTION ADOPTING THE OFFICIAL 2025
VILLAGE OF VERNON HILLS ZONING MAP**

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

WHEREAS, 65 ILCS5/11-13-19 requires the Village to publish an official zoning map clearly showing the existing zoning districts no later than March 31st of each year; and

WHEREAS, the Village President and Board of Trustees have reviewed the draft 2025 Village of Vernon Hills Official Zoning Map at the meeting on March 4, 2025, and find it to be in the best interest of the Village to adopt the proposed map, subject to minor revisions as listed within this Resolution.

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. That the 2025 Village of Vernon Hills Official Zoning Map, attached hereto as **Exhibit A**, is hereby adopted.

SECTION II. The draft 2025 Zoning Map attached hereto as Exhibit A may be modified prior to signature by the Village President and Village Clerk, to make minor corrections not affecting the zoning of parcels illustrated on the map, including but not limited to:

1. Insert the date and number of this Resolution;
2. Insert most recent parcel data available;
3. Adjust features displayed, such as waterways, to improve legibility of the map.

SECTION III. 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 IV. 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 All resolutions and/or ordinances or parts thereof in conflict herewith are hereby repealed; provided, however, that nothing herein contained shall affect any rights, actions or causes of action which shall have accrued to the Village of Vernon Hills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 V. EFFECTIVE DATE. This resolution shall be in full force and effect from and after its passage, approval and publication as provided by law.

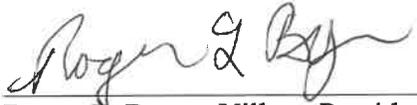
SECTION VI. RESOLUTION NUMBER. This resolution shall be known as Resolution Number 2025-007.

Adopted by roll call vote as follows:

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

NAYS: 0 - None

ABSENT AND NOT VOTING: 1 - Forster

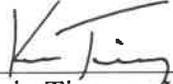


Roger L. Byrne, Village President

PASSED: 03/04/2025

APPROVED: 03/04/2025

ATTEST: 03/04/2025



Kevin Timony, Village Clerk



EXHIBIT A

2025 VILLAGE OF VERNON HILLS
OFFICIAL ZONING MAP

Legend

Zoning Districts

- R1 - Single Family Residential (80,000 Square Feet)
- R3A - Single Family Residential (12,000 Square Feet)
- R4 - Single Family Residential (9,000 Square Feet)
- R5 - Single Family Residential (6,500 Square Feet)
- R5A - Single Family Residential (5,500 Square Feet)
- R6 - Two-Family And Attached Single Family Residential (Max Density of 8.7 Units/AC)
- R7 - Multiple-Family Residential (Max Density 14.5 Units/AC)
- B1 - General Business
- OR&D - Office, Research & Development
- BP - Business Park
- PIB - Public & Institutional Buildings
- COS - Conservation & Open Space
- Core Retail Area
- #00 Special Zoning (see table)
- Municipal Boundaries
- Railroads

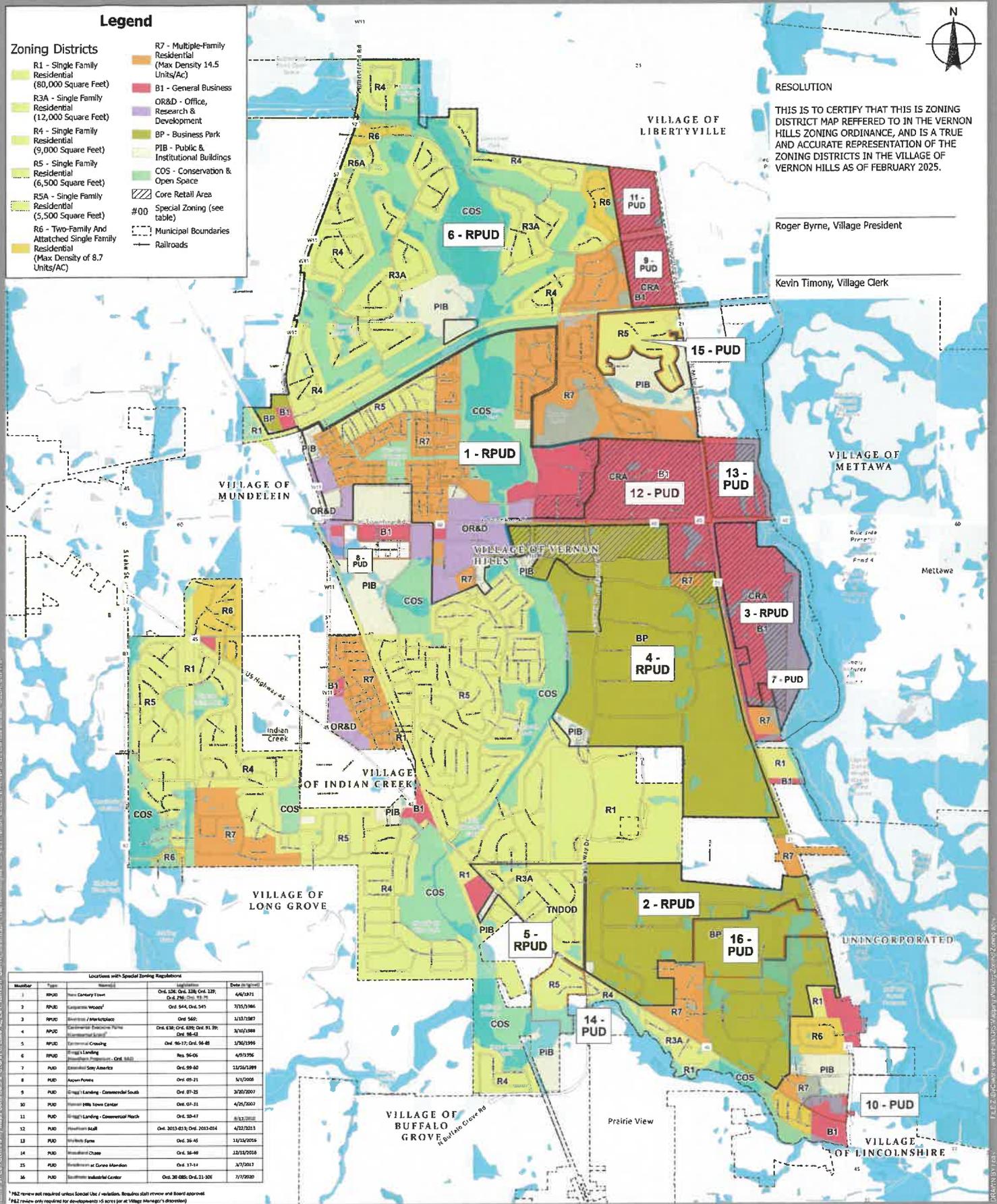


RESOLUTION

THIS IS TO CERTIFY THAT THIS IS ZONING DISTRICT MAP REFERRED TO IN THE VERNON HILLS ZONING ORDINANCE, AND IS A TRUE AND ACCURATE REPRESENTATION OF THE ZONING DISTRICTS IN THE VILLAGE OF VERNON HILLS AS OF FEBRUARY 2025.

Roger Byrne, Village President

Kevin Timony, Village Clerk



Number	Type	Name	Ordinance	Date (Original)
1	RPUD	First Century Town	Ord. 136, Ord. 138, Ord. 139, Ord. 286, Ord. 313	4/4/1971
2	RPUD	Kingsman Woods	Ord. 544, Ord. 545	7/15/1986
3	RPUD	Shelburne / Interlodge	Ord. 569	1/13/1987
4	RPUD	Eastmonte Executive Plaza	Ord. 638, Ord. 639, Ord. 91, 92, Ord. 38-28	3/7/1988
5	RPUD	Greenwood Crossing	Ord. 96-17, Ord. 98-48	1/20/1996
6	RPUD	Highland Landing	Res. 96-06	4/27/1996
7	PUD	Woodland Sky America	Ord. 99-60	11/26/1999
8	PUD	Aspen Pines	Ord. 05-21	5/1/2005
9	PUD	Highland Landing - Commercial South	Ord. 07-25	3/20/2007
10	PUD	Vernon Hills Town Center	Ord. 07-21	4/28/2007
11	PUD	Highland Landing - Commercial North	Ord. 10-17	8/12/2010
12	PUD	Woodland Mall	Ord. 2013-015, Ord. 2013-024	4/23/2013
13	PUD	Wildlife Gate	Ord. 16-42	11/15/2016
14	PUD	Woodland Chase	Ord. 18-49	12/15/2018
15	PUD	Woodland at Curve Madison	Ord. 17-14	3/7/2017
16	PUD	Woodland Industrial Center	Ord. 20-085, Ord. 21-306	7/7/2020

*R&Z review not required unless Special Use / Variations. Requires staff review and Board approval.
 **R&Z review only required for developments > 5 acres per at Village Manager's discretion.



2025 Zoning Map

Village of Vernon Hills, Illinois



1 inch = 1,000 Feet