

**VILLAGE OF VERNON HILLS
ORDINANCE 2025-061**

**AN ORDINANCE APPROVING VARIATIONS FROM CHAPTER 19, SIGNS, OF THE
VERNON HILLS VILLAGE CODE, FOR HACIENDA REAL 371 W. TOWNLINE ROAD**

WHEREAS, HVRH Inc., dba Hacienda Real, has submitted a petition for variations from Chapter 19, Signs, of the Vernon Hills code, to permit additional signage on the building located at 371 W. Townline Road, legally described in **Exhibit A**; and

WHEREAS, the Planning and Zoning Commission of the Village of Vernon Hills conducted a public hearing, duly noticed, on April 23, 2025; and

WHEREAS, the Commission, after consideration of the materials and testimony provided by the petitioner, has filed a report making findings of fact in support of the petition in accordance with the standards listed in Section 21.5 of the Zoning Ordinance, and has recommended approval of the petition as described in **Exhibit B** (Planning and Zoning Commission report); and

WHEREAS, the Board of Trustees, at its meeting on May 6, 2025, reviewed the recommendation of the Planning and Zoning Commission, and finds that sufficient facts have been presented which, in its judgment, justify approval of the sign code variations referenced herein.

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 1. Incorporation. The above listed recitals are incorporated into and made part of this Ordinance.

SECTION 2. Variation Approval. The following variations from the requirements of Chapter 19, Zoning, of the Vernon Hills Village Code, for the property located at 371 W. Townline Road, Vernon Hills, Illinois, in accordance with Section 21 (Variations) of the Zoning Code, as described in the application by VRVH Inc., dba Hacienda Real, Inc. dated April 1, 2025, and illustrated on the sign drawing by Only Signs of South Elgin, attached hereto as **Exhibit C**, are hereby approved:

1. Section 19-3 Sign Standards by District, Subsection (c)6a: To permit a second wall sign on the north (front) elevation.
2. Section 19-3 Sign Standards by District, Subsection (c)6a: To permit a total sign area of 115.59 sq ft on the north (front) elevation (74.0 sq ft maximum).

SECTION 3. 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 4. 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 5. 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 6. EFFECTIVE DATE. This ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

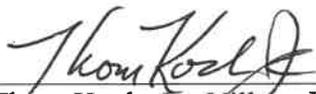
SECTION 7. ORDINANCE NUMBER. This ordinance shall be known as Ordinance Number 2025-061.

Adopted by roll call vote as follows:

AYES: 7 – Schenk, Forster, Oppenheim, Marquardt, Takaoka, Lundeen, Koch

NAYS: 0 - None

ABSENT AND NOT VOTING: 0 - None


Thom Koch, Jr., Village President

PASSED: 05/06/2025

APPROVED: 05/06/2025

ATTEST: 05/06/2025

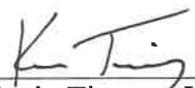

Kevin Timony, Village Clerk



EXHIBIT A

Legal Description

371 W. Townline Road

PARCEL 1:

LOT 4 IN ASPEN POINTE RESUBDIVISION, BEING A SUBDIVISION OF LOTS 1 AND 2 AND OUTLOT "A" IN ASPEN PLACE SUBDIVISION, BEING A SUBDIVISION OF PART OF SECTION 5, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 17, 2005, AS DOCUMENT 5899339 IN LAKE COUNTY, ILLINOIS.

PARCEL 1:

EASEMENTS FOR THE BENEFIT OF PARCEL 1 PURSUANT TO DECLARATION OF EASEMENTS AND OPERATING AGREEMENT DATED JUNE 2, 2005 AND RECORDED JUNE 15, 2005 AS DOCUMENT 5798078 BY ASPEN PARTNERS LLC AND FURTHER AMENDED BY FIRST AMENDMENT TO DECLARATION RECORDED DECEMBER 8, 2005 AS DOCUMENT 5909558 AND FURTHER AMENDED BY SECOND AMENDMENT TO DECLARATION RECORDED DECEMBER 17, 2009 AS DOCUMENT 6552001.

PIN: 15-005-207-003

EXHIBIT B

Planning and Zoning Commission
Findings of Fact and Recommendation

Case 2025-09: Sign Variations

Hacienda Real
371 W. Townline Road

EXHIBIT C

Plans and Exhibits

Case 2025-09: Sign Variations

Hacienda Real
371 W. Townline Road

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ORDINANCE NO. 2025-061

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THE 6th DAY OF MAY 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
6th day of May, 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. 2025-061 AN ORDINANCE APPROVING VARIATIONS FROM CHAPTER 19, SIGNS, OF THE VERNON HILLS VILLAGE CODE, FOR HACIENDA REAL 371 W. TOWNLINE ROAD TO BE POSTED IN THE VILLAGE HALL AS REQUIRED BY LAW FROM MAY 6, 2025 TO MAY 20, 2025.



Kevin Timony, Village Clerk

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 6th DAY OF MAY, 2025



Notary Public

