

**VILLAGE OF VERNON HILLS
ORDINANCE 2025-078**

**AN ORDINANCE APPROVING MINOR SITE PLAN AND APPEARANCE
MODIFICATIONS AND WAIVING PERMIT FEES FOR THE COUNTRYSIDE FIRE
PROTECTION DISTRICT STATION 2 PROJECT 600 DEERPATH DRIVE**

WHEREAS, the Village of Vernon Hills, County of Lake, State of Illinois (*“the Village”*) is a home rule municipality and unit of local government created under the provisions of the laws of the State of Illinois, and is operating under the provisions of the Illinois Municipal Code; and

WHEREAS, the Countryside Fire Protection District (CFPD) has submitted an application for renovations to the Station 2 building for review by the Village Board at its meeting on June 3, 2025;

WHEREAS, in conjunction with the review, the CFPD has requested a waiver of the permit fees and development review fees for the project; and

WHEREAS, Staff has reviewed the request and recommends approval of the minor site plan change and fee waiver, with the condition that outside consulting fees for the Village review, if needed, would be reimbursed by the CFPD; and

WHEREAS, the Village Board has reviewed the requested site plan and appearance modifications, as well as the associated fee waiver, and concurs that approval of the requested actions would be appropriate.

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. Approval and plan reference. The minor site plan and appearance modifications requested by the Countryside Fire Protection District, 600 Deerpath Drive, as illustrated on the following plans and exhibits attached hereto as Exhibit A, are hereby approved:

- Project Narrative Letter, FGM Architects, dated May 23, 2025
- Station No. 2 Additions & Renovations, FGM Architects (9 sheets), dated April 15, 2025

SECTION 3. Conditions of Approval. The minor site plan and appearance modifications granted in Section 2 of this ordinance are subject to the following conditions:

1. Permit issuance shall be subject to final engineering, including but not limited to the approval of utilities to be coordinated with Lake County; and
2. The permit set shall include an alternate parking plan for special events that may exceed the parking provided in the parking lot.

SECTION 5. Fee Waiver. The Village permit and plan review fees associated with the project approved in this Ordinance are hereby waived. The Village’s consultant review fees, if needed, would be reimbursed by the Fire Protection District.

SECTION 6. 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 7. 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 8. 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 9. EFFECTIVE DATE. This ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

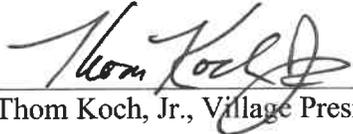
SECTION 10. ORDINANCE NUMBER. This ordinance shall be known as Ordinance Number 2025-078.

Adopted by roll call vote as follows:

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

NAYS: 0 - None

ABSENT AND NOT VOTING: 1 - Takaoka


Thom Koch, Jr., Village President

PASSED: 06/03/2025

APPROVED: 06/03/2025

ATTEST: 06/03/2025


Kevin Timony, Village Clerk



EXHIBIT A

Plans and Exhibits

Countryside Fire Protection District – Addition & Renovations

600 Deerpath Road

FGMARCHITECTS

May 23, 2025

Community Development Director
290 Evergreen Drive | Vernon Hills, IL 60061
Direct: (847) 918-3548 | Main: (847) 367-3700

Email: andrewj@vhills.org | Fax: (847) 367-2541

Attn: Andrew C. Jennings, AICP

Re: Countryside Fire District Station 02
600 Deerpath Drive, Vernon Hills
Addition and Renovations

Mr. Jennings:

The following is a project narrative of our proposed work at Fire Station 02 of the Countryside Fire Protection District located at 600 Deerpath Drive. The existing building is an approximately 19,928 SF single story fire station. The existing building has had various building additions over the years to bring it to the current condition today.

We propose an 1,850-sf addition to the west side of the existing station. This addition will be comprised of a training room for 32 people and a storage room. The training room will service the department staff only during regular business hours. The training room would be offered to the public in the evenings with the lower staff count of 10 max shift personnel. The addition will be comprised of masonry, metal panels and a storefront to match the existing architectural style, color, and proportions of the existing exterior design.

The site currently has 45 parking spaces + 2 ADA spaces. No changes are proposed for the car park as the number is sufficient for full training room operations and staff. If required, additional parking may be possible behind the apparatus' bay, this would not interfere with department operations.

The remaining scope of work is interior finish upgrades and realignment of offices and layouts to better serve the department's needs currently and for future use. Thank you for your consideration.

Sincerely,



Mark Price, AIA | Vice President
markprice@fgmarchitects.com

COUNTRYSIDE FIRE PROTECTION DISTRICT STATION NO. 2 ADDITIONS & RENOVATIONS

600 NORTH DEERPATH DRIVE, VERNON HILLS, ILLINOIS



VIEW OF MAIN ENTRY - OPT 1

COUNTRYSIDE FIRE PROTECTION DISTRICT | Published 11/26/24
Job No. 24-4121.01 | ©2024 FGM Architects Inc.

COUNTRYSIDE FIRE PROTECTION DISTRICT STATION NO. 2 ADDITIONS & RENOVATIONS

600 NORTH DEERPATH DRIVE, VERNON HILLS, ILLINOIS

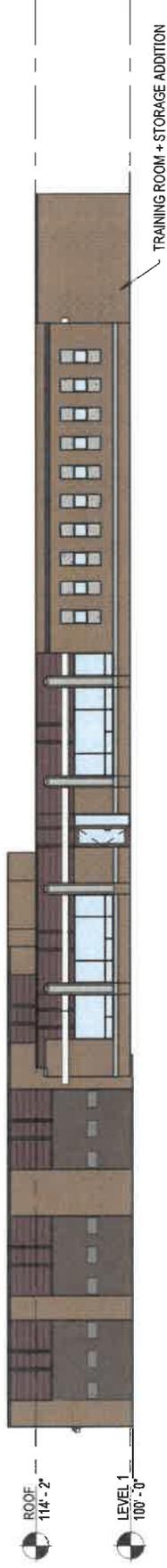


VIEW FROM NORTHWEST - OPT 1

COUNTRYSIDE FIRE PROTECTION DISTRICT | Published 11/26/24
Job No. 24-4121.01 | ©2024 FGM Architects Inc.

COUNTRYSIDE FIRE PROTECTION DISTRICT STATION NO. 2 ADDITIONS & RENOVATIONS

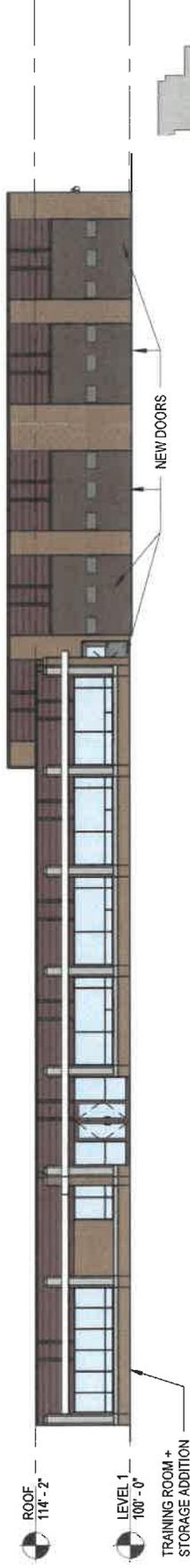
600 NORTH DEERPATH DRIVE, VERNON HILLS, ILLINOIS



2 EAST ELEVATION
1/16" = 1'-0"



KEY PLAN
1" = 200'-0"



1 WEST ELEVATION
1/16" = 1'-0"



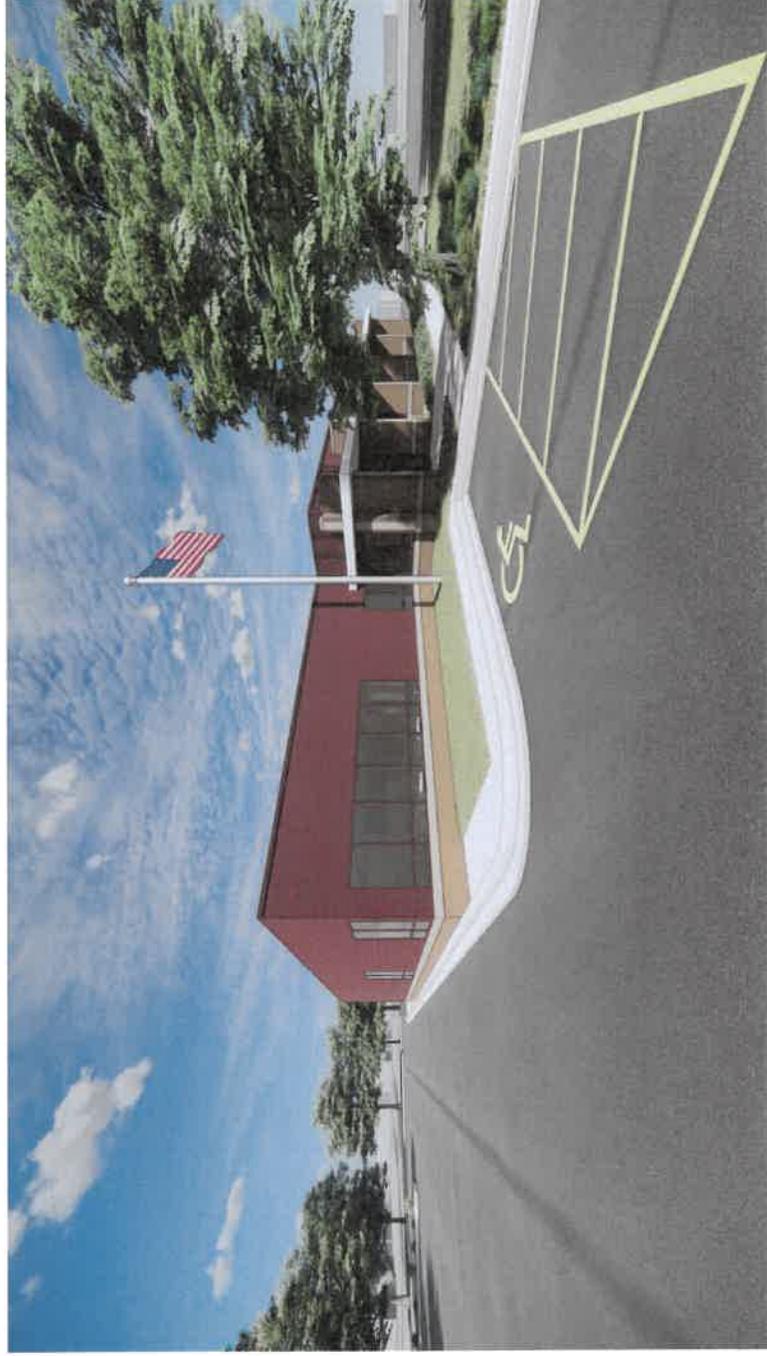
KEY PLAN
1" = 200'-0"

EXTERIOR ELEVATIONS - OPT 1

COUNTRYSIDE FIRE PROTECTION DISTRICT | Published 11/26/24
Job No. 24-4121.01 | ©2024 FGM Architects Inc.

COUNTRYSIDE FIRE PROTECTION DISTRICT STATION NO. 2 ADDITIONS & RENOVATIONS

600 NORTH DEERPATH DRIVE, VERNON HILLS, ILLINOIS



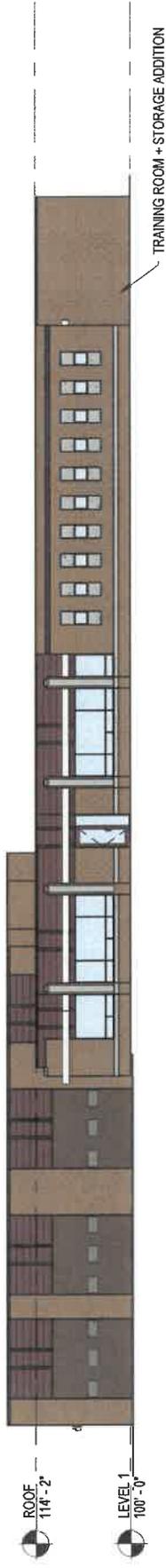
VIEW FROM NORTHWEST - OPT 2

COUNTRYSIDE FIRE PROTECTION DISTRICT | Published 11/26/24
Job No. 24-4121.01 | ©2024 FGM Architects Inc.



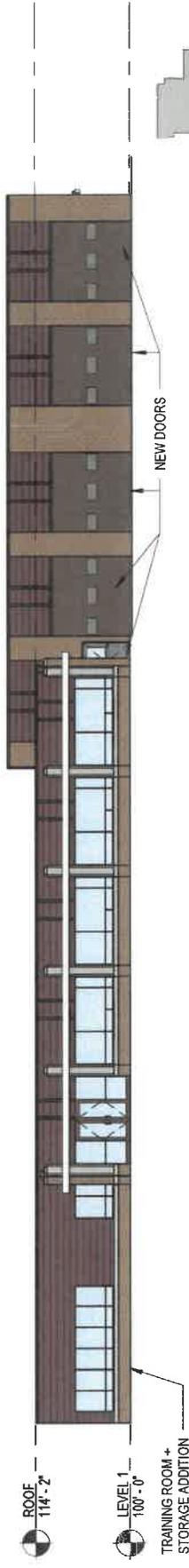
COUNTRYSIDE FIRE PROTECTION DISTRICT STATION NO. 2 ADDITIONS & RENOVATIONS

600 NORTH DEERPATH DRIVE, VERNON HILLS, ILLINOIS



2 EAST ELEVATION
1/16" = 1'-0"

KEY PLAN
1" = 200'-0"



1 WEST ELEVATION
1/16" = 1'-0"

KEY PLAN
1" = 200'-0"

EXTERIOR ELEVATIONS - OPT 2

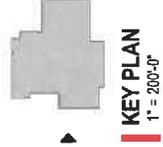
COUNTRYSIDE FIRE PROTECTION DISTRICT | Published 11/26/24
Job No. 24-4121.01 | ©2024 FGM Architects Inc.

COUNTRYSIDE FIRE PROTECTION DISTRICT STATION NO. 2 ADDITIONS & RENOVATIONS

600 NORTH DEERPATH DRIVE, VERNON HILLS, ILLINOIS



2 NORTH ELEVATION
1/16" = 1'-0"



KEY PLAN
1" = 200'-0"



1 SOUTH ELEVATION
1/16" = 1'-0"



KEY PLAN
1" = 200'-0"

EXTERIOR ELEVATIONS - OPT 2

COUNTRYSIDE FIRE PROTECTION DISTRICT
Job No. 24-4121.01

Published 11/26/24

©2024 FGM Architects Inc.



VILLAGE OF VERNON HILLS

ORDINANCE NO. 2025-078

AN ORDINANCE APPROVING MINOR SITE PLAN AND APPEARANCE
MODIFICATION AND WAIVING PERMIT FEES FOR THE COUNTRYSIDE FIRE
PROTECTION DISTRICT STATION 2 PROJECT 600 DEERPATH DRIVE

THE 3rd DAY OF JUNE 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
3rd day of June, 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. 2025-078 AN ORDINANCE APPROVING MINOR SITE PLAN AND APPEARANCE MODIFICAITONS AND WAIVING PERMIT FEES FOR THE COUNTRYSIDE FIRE PROTECTION DISTRICT STATION 2 PROJECT 600 DEERPATH DRIVE.



Kevin Timony, Village Clerk

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 3rd DAY OF JUNE, 2025



Notary Public

