

**VILLAGE OF VERNON HILLS
ORDINANCE 2025-100**

**AN ORDINANCE AMENDING ORD. 2013-050, WHICH GRANTED
AMENDMENTS TO THE ZONING CODE AND A SPECIAL USE PERMIT FOR A
MOTOR VEHICLE TERMINAL AT 1230 BUTTERFIELD ROAD**

WHEREAS, the Village of Vernon Hills approved Ordinance No. 2013-050 on October 1, 2013, approving multiple actions to facilitate the operation of a Motor Vehicle Terminal, in conjunction with the sale of the property by First Student Bus Company, including a rezoning to BP, amendments to the zoning code, a special use, site plan, landscape plan, and architectural approvals, for the property located at 1230 Butterfield Road; and

WHEREAS, the site was subsequently developed in accordance with the approvals granted in Ordinance No. 2013-050; and

WHEREAS, the current property owner has submitted a preliminary inquiry relating to a small addition to the existing building; and

WHEREAS, in the review of the inquiry Staff determined that the zoning code text amendments referenced in Section II of Ordinance 2013-50 (fully listed in Exhibit B of said ordinance) were not published in the Village Code; and

WHEREAS, Staff recommends approval of this Ordinance amendment Ordinance 2013-050 to assign new section numbers consistent with the most recently published version of the Village Code; and

WHEREAS, the Village Board reviewed the request at its meeting on September 2, 2025, and determined that the approval of the requested amendment to Ordinance No. 2013-050 is 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. The above listed recitals are incorporated into and made part of this Ordinance.

SECTION 2. Ordinance 2013-050, which granted a zoning code text amendment and Special Use Permit for 1230 Butterfield Road, attached hereto as **Exhibit A**, is hereby amended to replace the original Exhibit B with the attached **Exhibit B**, reassigning relevant zoning code section numbers as needed for the 2013 code updates to be published at this time.

SECTION 3. Provisions of Ordinance No. 2013-050 not expressly amended by this Ordinance are hereby reaffirmed.

SECTION 4. 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 5. 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 6. 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 7. EFFECTIVE DATE. This ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

SECTION 8. ORDINANCE NUMBER. This ordinance shall be known as Ordinance Number 2025-100.

Adopted by roll call vote as follows:

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

NAYS: 0 – None

ABSENT AND NOT VOTING: 0 – None


Thom Koch, Jr., Village President

PASSED: 09/02/2025

APPROVED: 09/02/2025

ATTEST: 09/02/2025

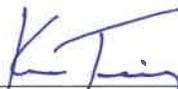

Kevin Timony, Village Clerk



EXHIBIT A

Original Ordinance 2013-050

**Amendment to Ordinance 2013-050
to reassign section numbers in Exhibit B
(Zoning Ordinance Amendments)**

EXHIBIT B

Amendment to Exhibit B of Ordinance 2013-050

*Amendment to Ordinance 2013-050
to reassign section numbers in Exhibit B
(Zoning Ordinance Amendments)*

Article Three, Section 3.2, Definitions: Insert the following definition:

Motor Vehicle Terminal - Any premises used by a motor vehicle or similar company for the purpose of storing, maintaining, loading and unloading of trucks and other motor vehicles including trailers, without the long-term storage of any goods or items on the subject property.

Article Sixteen, Section 16.2, Permitted Uses: Insert the following:

Section 16.2.11. "Self-Storage or Commercial Storage Facilities"

Article Sixteen, Section 16.3, Special Uses: Insert the following:

Section 16.2.10. Motor Vehicle Terminal, including motor vehicle service/repair, washing, parking and/or garage facilities, and similar accessory uses, subject to the following conditions of use:

- a. Motor vehicles are limited to automobiles, buses, and trucks including trailers, vans, boats and recreational and medical transport vehicles. Trailers containing cooling units (aka reefer units) are prohibited from operating said cooling units on the subject property.
- b. No storage of garbage/waste hauling trucks or related containers shall be allowed except within a completely enclosed building.
- c. No storage of any hazardous waste, chemicals or materials of any type, other than those associated with motor vehicle maintenance and repair, shall be permitted on the property.
- d. No above or below ground fuel storage tanks shall be permitted on the property except as may otherwise be permitted by the Board of Trustees.
- e. No maintenance or repairs of vehicles including washing shall occur within the parking lot except for emergency repair services required to start and operate the vehicle. Otherwise, all work must be within a completely enclosed building.
- f. Vehicles, except for personal automobiles used by employees of the business, shall be parked outside the required front yard.
- g. Motor Vehicle Terminals are prohibited on all properties located within, or within but not subject to, the provisions of a Regional Planned Unit Developments or Planned Unit Developments, i.e. Corporate Woods or Continental Executive Parke.
- h. For property located within 300 feet of a residential district, all storage of materials, freight or similar uses, except for motor vehicles in operable condition and trailers, shall be located within a completely enclosed building. It is recognized that freight may remain temporarily in a trailer while the trailer is parked on the property.

ORDINANCE NO. 2013-050

**AN ORDINANCE GRANTING TEXT
AMENDMENTS TO THE VILLAGE ZONING
ORDINANCE AND CERTAIN APPROVALS
FOR PROPERTY COMMONLY KNOWN AS
THE FORMER FIRST STUDENT BUS
COMPANY LOCATED AT 1230 BUTTERFIELD
ROAD, IN THE VILLAGE OF VERNON HILLS,
LAKE COUNTY**

WHEREAS, First Student, Inc has petitioned the Village of Vernon Hills to amend the following Articles in Appendix C of the Code of Ordinances, being the Vernon Hills Zoning Ordinance of 1982, as amended from time to time, as follows:

- a. Article 3, Section 3.2 to add a definition of "Motor Vehicle Terminal"; and,
- b. Article 16, Section 16.2 to allow "self storage or commercial storage facilities" as permitted uses; and,
- c. Article 16, Section 16.3 to add "Motor Vehicle Terminal" and conditions of use to the list of special uses permitted in the B-P, Business Park District; and,

WHEREAS, First Student, Inc in regards to property commonly known as 1230 Butterfield Road, also known as First Student Bus Company, and legally described in Exhibit A ("Subject Property"), has petitioned the Village of Vernon Hills to amend the zoning classification on the Subject Property from R-1 Single Family Residential to BP- Business Park District; and,

WHEREAS, Marius Bubenas and Yuri Petrenko as Members of Truck Repair and Parking LLC, and Truck Repair and Parking LLC in regards to the Subject Property have petitioned the Village of Vernon Hills for the following:

- Approval of a Special Use Permit to allow the placement of a Motor Vehicle Terminal along with certain variations including but not limited to setbacks; and
- Preliminary and Final Site and Landscaping Plan approvals.

WHEREAS, the requested Motor Vehicle Terminal Special Use and the Preliminary and Final Site Plan and Landscaping Plan approvals will be in general compliance with the following plans:

- Landscaping Plans prepared by Krogstad Land Design Ltd with a revised date of 5/15/13 and consisting of 3 pages L1 thru L3.
- Existing Conditions/Demolition Plans/Site Plan/Truck Maneuvering Exhibits prepared by Haeger Engineering with a revised date of 5/15/13 and consisting of 3 pages.
- Monument Sign plan prepared by KOZ National Sign Contractor dated 12/7/12 and consisting of one page.

- Fence Information from CertainTeed Bufftech Fence, type Galveston, Almond Color at a height of 8 feet.

Copies of said plans are attached hereto as Exhibit C.

WHEREAS, upon due notice and after public hearing held August 28, 2013 and continued from time to time by the Planning and Zoning Commission of the Village of Vernon Hills, and pursuant to the Vernon Hills Zoning Ordinance of 1982, as amended, said Planning and Zoning Commission has filed its report including recommendations and conditions of approval concerning all of said petitions and approval items as listed above; and

WHEREAS, it has been determined that the text amendment and granting of approval of the rezoning amendment are in the best interests of the Village and will best serve the public health, safety and general welfare of the Village; and

WHEREAS, it has been determined that the granting of approval of the Special Use for Motor Vehicle Terminal, Preliminary and Final Site Plan and Landscaping Plan approvals will have no serious and depreciating effect upon the value of surrounding property and will have no adverse effect upon the character of the neighborhood, public utility facilities or other matters pertaining to the public health, public safety and general welfare; and

WHEREAS, based upon the evidence adduced at said hearings and in the application for rezoning, the petitioner, First Student Bus Company, and the Planning & Zoning Commission have entered into the record evidence and findings of fact that address the conditions in Section 21.7 of the Zoning Ordinance relating to zoning amendments.

WHEREAS, based upon the evidence adduced at said hearings and in the application for Special Use approval for a Motor Vehicle Terminal on the Subject Property, the petitioners Marius Bubenas and Yuri Petrenko as Members of Truck Repair and Parking LLC, and Truck Repair and Parking LLC, and the Planning & Zoning Commission have entered into the record evidence and findings of fact that address the conditions in Section 18.3 of the Zoning Ordinance relating to special use permits.

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. Rezoning. Pursuant to the Vernon Hills Zoning Ordinance of 1982, as amended, the amendment of the zoning classification from R-1 Single Family Residential to BP- Business Park District for the Subject Property legally described in Exhibit A is hereby approved.

SECTION II. Text Amendment. Pursuant to the Vernon Hills Zoning Ordinance of 1982, as amended, the text amendments to the various Articles in Appendix C of the Code of Ordinances, as listed in Exhibit B, are hereby approved.

SECTION III. Special Use Permit. Pursuant to the Vernon Hills Zoning Ordinance of 1982, as amended, the Special Use Permit to allow the placement of a Motor Vehicle Terminal and related ancillary uses along with certain variations including but not limited to setbacks are hereby approved subject to the conditions listed below in Section VI.

SECTION IV. Variations. Pursuant to the Vernon Hills Zoning Ordinance of 1982, as amended, the following Variations: reduced lot size from 4 acres to 2.7 acres; reduced setback for business sign from 10 feet to 1 foot; and screening enclosure (privacy fence) equal to eight (8) feet in height are hereby approved subject to the conditions listed below in Section VI.

SECTION V. Preliminary and Final Site Plan and Landscaping Plan. Pursuant to the Vernon Hills Zoning Ordinance of 1982, as amended, the Preliminary and Final Site Plan and Landscaping Plan and Signage Plans are hereby approved subject to the conditions listed below in Section VI.

SECTION VI. Conditions for Special Use, Final Site Plan and Landscaping Plan Approvals. Pursuant to the Vernon Hills Zoning Ordinance of 1982, as amended, and the recommendations of the Planning and Zoning Commission, the Terms and Conditions as set forth in Exhibit D are hereby approved and are made a part of the approvals as listed in Sections III, IV, and V above.

SECTION VII. 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 VIII. 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 IX. SUCCESSORS AND ASSIGNS. Sections III, IV, V and VI of this Ordinance shall run with the land subject to compliance with the conditions of this Ordinance and the conditions of the Vernon Hills Code of Ordinances, including but not limited to Section 18.5 of the Village Zoning Ordinance. The provisions of Sections III, IV, V and VI of this Ordinance and the related attachments hereto are

binding on all successors and assigns of First Student, Inc., Marius Bubenas and Yuri Petrenko as Members of Truck Repair and Parking LLC, and Truck Repair and Parking LLC.

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

SECTION XI. ORDINANCE NUMBER. This ordinance shall be known as Ordinance Number 2013-050.

Adopted by roll call vote as follows:

AYES: 6 - Hebda, Koch, Marquardt, Schultz, Schwartz, Byrne

NAYS: 0 - None

ABSENT AND NOT VOTING: 0 - None

Abstain: 1 - Williams



Roger L. Byrne
Village President

PASSED: 10/1/2013

APPROVED: 10/1/2013

PUBLISHED IN PAMPHLET FORM: 10/2/2013

ATTEST: 

Michael S. Allison
Village Clerk



VILLAGE OF VERNON HILLS

ORDINANCE NO. 2025-100

AN ORDINANCE AMENDING ORD. 2013-050, WHICH GRANTED AMENDMENTS TO
THE ZONING CODE AND A SPECIAL USE PERMIT FOR A MOTOR VEHICLE
TERMINAL AT 1230 BUTTERFIELD ROAD

THE 2nd DAY OF SEPTEMBER 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
2nd day of September, 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. 2025-100 AN ORDINANCE AMENDING ORD. 2013-050, WHICH GRANTED AMENDMENTS TO THE ZONING CODE AND A SPECIAL USE PERMIT FOR A MOTOR VEHICLE TERMINAL AT 1230 BUTTERFIELD ROAD TO BE POSTED IN THE VILLAGE HALL AS REQUIRED BY LAW FROM SEPTEMBER 2, 2025 TO SEPTEMBER 16, 2025.



Kevin Timony, Village Clerk

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 2nd DAY OF SEPTEMBER, 2025



Notary Public

