

**VILLAGE OF VERNON HILLS
RESOLUTION 2026-004**

**A RESOLUTION APPROVING THE PRELIMINARY AND FINAL PLAT OF DEERPATH
PARK RESUBDIVISION, ESTABLISHING 7 E. PHILLIP AS A SEPARATE PARCEL AND
DEDICATING LAND AS PHILLIP ROAD RIGHT-OF-WAY**

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 Village of Vernon Hills entered into a real estate exchange agreement on November 20, 2018, with the Vernon Hills Park District, subsequently restated through Ordinance 2024-102; and

WHEREAS, as required by said agreement, the Park District has petitioned the Village of Vernon Hills to resubdivide the Deerpath Park parcel so that the parcel known as 7 E. Phillip Road will be a separate and distinct tax parcel; and

WHEREAS, the proposed plat, attached hereto in **Exhibit B**, was reviewed by the Planning and Zoning Commission at its meeting on January 21, 2026, with the Planning and Zoning Commission recommending approval of the plat (4-0, 2 absent, 1 vacancy), as described in the report of the commission attached hereto as **Exhibit A**; and

WHEREAS, the Board of Trustees reviewed the plat at its meeting on February 3, 2026, concurred with the recommendation of the Planning and Zoning Commission and finds the approval of the proposed plat to be in the best interest of the Village.

NOW, THEREFORE, be it resolved by the President and Board of Trustees of the Village of Vernon Hills:

SECTION 1: Incorporation. The above listed recitals are incorporated by reference into this Resolution and made pert hereof as material provisions of this Resolution.

SECTION 2: Approval. The Final Plat of Subdivision for the Deerpath Park Resubdivision, attached hereto as **Exhibit B**, prepared by WT Group, last revised December 5, 2025, is approved.

SECTION 3: Legal description. The Final Plat of Subdivision approved in Section 2 of this Resolution 2026-004 pertains to the following property:

PARCEL A OF DEERPATH UNIT NO. 1, BEING A SUBDIVISION IN THE WEST HALF OF SECTION 4, TOWNSHIP 43 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN LAKE COUNTY, ILLINOIS, AS DEPICTED ON THE PLAT THEREOF RECORDED APRIL 22, 1974, AS DOCUMENT NUMBER 1660326, WITH THE LAKE COUNTY RECORDER OF DEEDS.

PIN: 15-04-101-001 (27.099 ACRES)

SECTION 4: Authorization to Execute, Conditions. The Final Plat of Subdivision approved in Section 2 may be executed and recorded subject to the following conditions:

1. Minor modifications to the plat as the result of review by the Petitioner’s Attorney, Village Attorney, and Village Engineer may be completed prior to execution.

SECTION 5: Conflicts. All ordinances or resolutions, or parts thereof, in conflict with the provisions of this Resolution, are repealed. Elements of related ordinances and resolutions not impacted by this resolution are reaffirmed.

SECTION 6: Severability. Each section, paragraph, clause and provision of this Resolution is separable, and if any provision is held unconstitutional or invalid for any reason, such decision shall not effect the remainder of the Resolution, nor any part thereof, other than that part affected by such decision.

SECTION 7: Effective Date. This Resolution shall be in full force and effect from and after its adoption, approval and publication in the manner required by law.

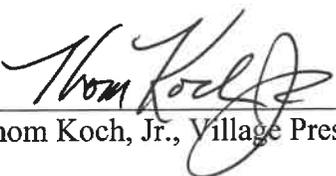
Dated this 3rd day of February 2026.

Adopted by roll call vote as follows:

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

NAYS: 0 -None

ABSENT AND NOT VOTING: 1 - Lundeen


Thom Koch, Jr., Village President

PASSED: 02/03/2026

APPROVED: 02/03/2026

ATTEST: 02/03/2026


Kevin Timony, Village Clerk



EXHIBIT A

Planning and Zoning Commission Report

Docket PZ 26-01

Deerpath Park Resubdivision (7 E. Phillip Road)

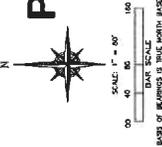
EXHIBIT B

Plat of Deerpath Park Resubdivision (7 E. Phillip Road)

ISSUE	DATE
1	12/22/20
2	12/22/20
3	12/22/20
4	12/22/20
5	12/22/20

DEERPATH PARK PLAT OF RESUBDIVISION

BEING A RESUBDIVISION OF PARCELS A IN DEERPATH UNIT NUMBER 1, BEING A SUBDIVISION OF THE WEST HALF OF SECTION 1, TOWNSHIP 43 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ILLINOIS, LAKE COUNTY, ILLINOIS.



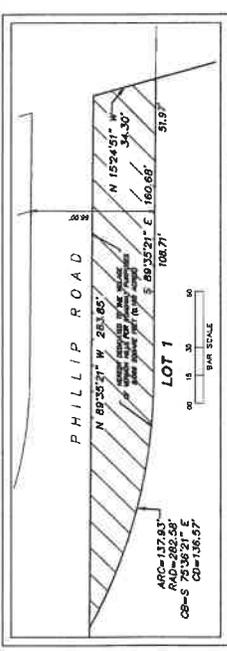
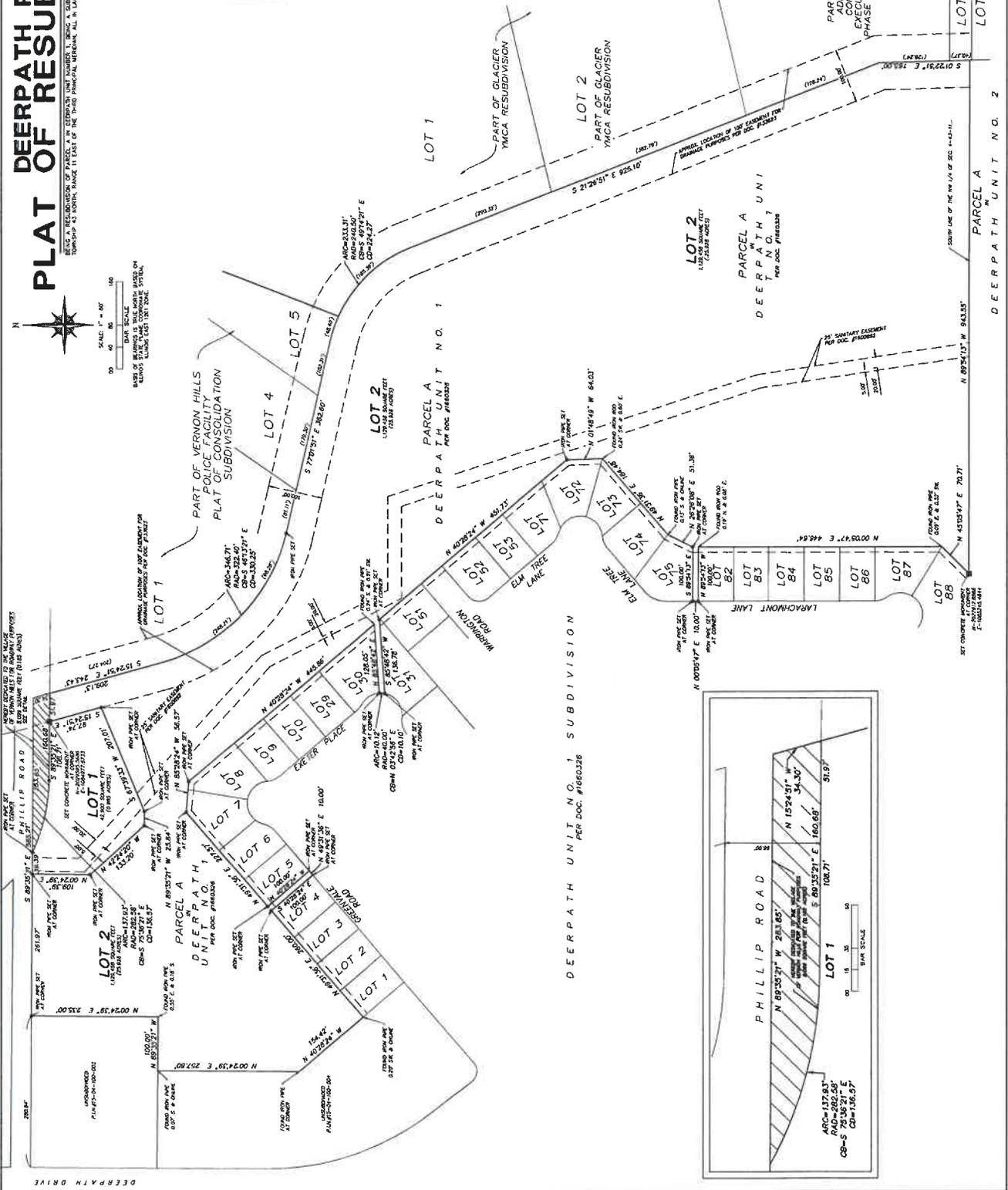
- LEGEND**
- PROPERTY LINE
 - CONCRETE MONUMENT SET / ROW PIPE SET
 - RECORD PROPERTY DIMENSIONS
 - ADJACENT PROPERTY DIMENSIONS
 - ADJACENT PROPERTY DIMENSIONS
 - ADJACENT PROPERTY DIMENSIONS

PROPERTY AREA

LOT 1 - 6.65 ACRES (287,200 SQ. FT.)
 LOT 2 - 24.80 ACRES (1,076,800 SQ. FT.)
 PHASES OF RESUBDIVISION - 6.65 ACRES (287,200 SQ. FT.)
 TOTAL - 27,000 ACRES (1,164,000 SQ. FT.)

SURVEY NOTES

- THIS DOCUMENT WAS PREPARED WITHOUT THE AID OF A TITLE REPORT, REFER TO CURRENT TITLE REPORT, RECORDS AND OTHER LOCAL INSTRUMENTS FOR SUPPLEMENTAL INFORMATION.
- FIELD WORK COMPLETED ON 2/20/2020
- ALL DIMENSIONS FOUND WITHIN THIS DOCUMENT PRESUMED TO BE CORRECT.
- BASIS OF BEARING IS TRUE NORTH BASED ON ALTIMETER SIGHTING TO THE SURVEYOR AS SHOWN AS SHOWN.
- PLANE COORDINATE SYSTEM, NAD83, UTM ZONE 18Q.
- NO IMPROVEMENTS SHOWN.



DEERPATH UNIT NO. 1
 DEERPATH UNIT NO. 2

PARCEL A
 DEERPATH UNIT NO. 1
 PER DOC. #1660326

LOT 63
 LOT 64
 PART OF CONTINENTAL EXHIBIT 100
 PHASE I SUBDIVISION

LOT 88
 SET CONCRETE MONUMENT AT CORNER PER DOC. #1660326

