

**VILLAGE OF VERNON HILLS
RESOLUTION 2026-009**

**A RESOLUTION APPROVING THE PRELIMINARY AND FINAL PLAT OF ERNIE'S
RESUBDIVISION, ESTABLISHING A SEPARATE PARCEL SOUTH OF 909 S. MILWAUKEE
AVENUE**

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 owner's of Ernie's Wrecker Service, 909 S. Milwaukee Avenue, have petitioned the Village of Vernon Hills to resubdivide the parcel to create a separate and distinct tax parcel along Apple Orchard Lane; and

WHEREAS, the proposed plat, attached hereto in **Exhibit B**, was reviewed by the Planning and Zoning Commission at its meeting on February 11, 2026, with the Planning and Zoning Commission recommending approval of the plat (5-0, 1 absent, 1 abstaining), 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 17, 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 Ernie's Resubdivision, attached hereto as **Exhibit B**, prepared by Ernie's Resubdivision, by RE Decker, last revised February 12, 2026, is approved.

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

LOT 1 OF ERNIE'S SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 43 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN LAKE COUNTY, ILLINOIS, AS DEPICTED ON THE PLAT THEREOF RECORDED DECEMBER 5, 2000, AS DOCUMENT NUMBER 4617497, WITH THE LAKE COUNTY RECORDER OF DEEDS.

PIN: 15-15-201-003 (6.35 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.

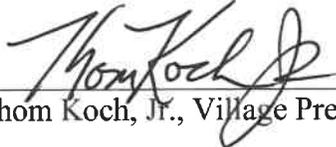
Dated this 17th day of February 2026.

Adopted by roll call vote as follows:

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

NAYS: 0 - None

ABSENT AND NOT VOTING: 0 - None


Thom Koch, Jr., Village President

PASSED: 02/17/2026

APPROVED: 02/17/2026

ATTEST: 02/17/2026


Kevin Timony, Village Clerk



EXHIBIT A

Planning and Zoning Commission Report

Docket PZ 26-02

Ernie's Resubdivision (909 S. Milwaukee Avenue)

EXHIBIT B

Plat - Ernie's Resubdivision (909 S. Milwaukee Avenue)

ERNIE'S RESUBDIVISION

of
 Lot 1 in Ernie's Subdivision of part of the Northeast Quarter of Section 15, Township
 43 North, Range 11, East of the Third Principal Meridian, in Lake County, Illinois

Current Reserved for Recorder
 CURRENT P.I.N. # 15-15-201-003
 Grand Tax Bill #:
 Ernie's Wheeler Service
 909 S Milwaukee Avenue
 Vernon Hills IL 60061-3193



UNSUBDIVIDED LANDS OF THE
 FOREST PRESERVE OF LAKE COUNTY
 HALF DAY FOREST PRESERVE

UNSUBDIVIDED LANDS

UNSUBDIVIDED LANDS

GEORGETOWN SQUARE
 CONDOMINIUM SUBDIVISION
 DOC. 3847732

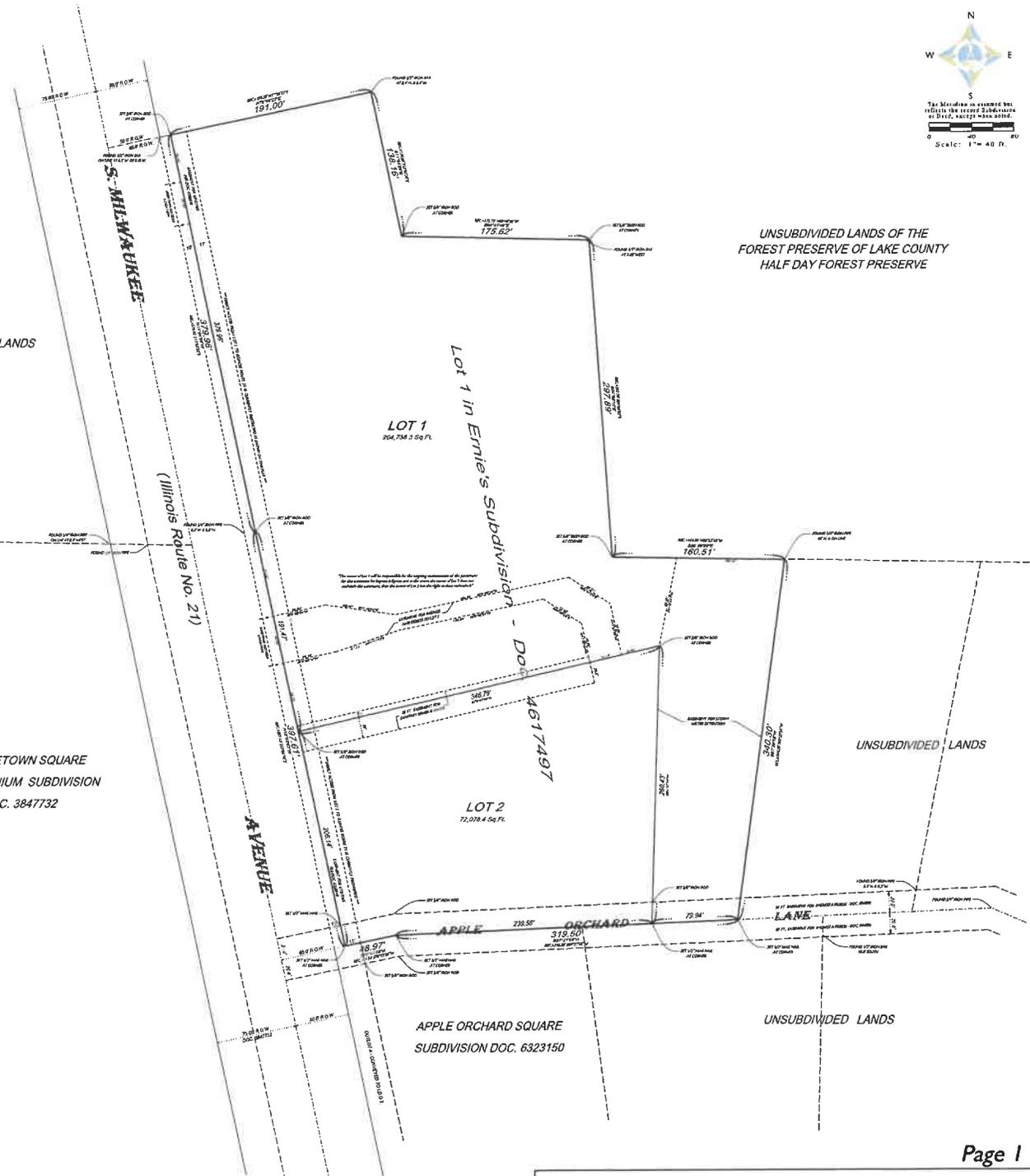
LOT 1
 204,700.3 Sq. Ft.

Lot 1 in Ernie's Subdivision

LOT 2
 72,078.4 Sq. Ft.

APPLE ORCHARD SQUARE
 SUBDIVISION DOC. 6323150

UNSUBDIVIDED LANDS



Prepared for: Mark C. Edmondson, Assoc. PC, 40 Club Circle, Lake Barrington, IL 60010

Order Number: 25-705
 Field Work Completed on: 9-9-23
 Date: 11-7-23
 Planned: 2-22-26 per Realtor Comments

Prepared by: R E DECKER, PROFESSIONAL SURVEYOR-PC, 111 E. COOK AVENUE, LIBERTYVILLE, IL 60048, TEL: 847-342-0891, DECKERSURVEY@GMAIL.COM, apple 4-30-25

ERNIE'S RESUBDIVISION

of
Lot 1 in Ernie's Subdivision of part of the Northeast Quarter of Section 15, Township
43 North, Range 11, East of the Third Principal Meridian, in Lake County, Illinois

Form Required for Recorder

Village's Certificates

State of Illinois)
County of Lake)

This is to certify the Board of Trustees of the Village of Vernon Hills, Lake County, Illinois has reviewed and approved this resubdivision this ____ day of _____, A.D. 20 ____.

Signed: _____ Name: _____
Village President

Attest: _____ Name: _____
Village Clerk

State of Illinois)
County of Lake)

I, _____, Engineer for the Village of Vernon Hills, do hereby certify that I have reviewed and approved this Plat of Resubdivision.

Dated this ____ day of _____, A.D. 20 ____.

Signed: _____
Village Engineer

State of Illinois)
County of Lake)

I, _____, Clerk for the Village of Vernon Hills do hereby certify that there are no delinquent or unpaid current or forfeited special assessments or any deferred installments thereof that have been apportioned against the tract of land in the annexed plat.

Dated this ____ day of _____, A.D. 20 ____.

Signed: _____
Village Clerk

County Clerk

State of Illinois)
County of Lake)

I, _____, County Clerk of Lake County, Illinois, do hereby certify that there are no delinquent general taxes, unpaid current general taxes, delinquent special assessments or unpaid current special assessments against any of the land included described property. I further certify that I have received all statutory fees in connection with the plat.

Given under my hand and seal of the County of Lake at Waukegan, Illinois, this ____ day of _____, A.D. 20 ____.

Signed: _____
County Clerk

I.D.O.T. Certificate

State of Illinois)
County of Cook)

This plat has been approved by the Illinois Department of Transportation with respect to roadway access pursuant to Section 2 of "An Act to Revise the Law in Relation to Plats", as amended. A Plan that meets the requirements contained in this Department's "Policy on Permits for Access Driveway to State Highways" will be required by the Department.

Dated this ____ day of _____, A.D. 20 ____.

Signed: _____ Name: _____
District Engineer

Surveyor's Certificate

State of Illinois)
County of Lake)

This is to certify that I, Richard G. Pavletic, Illinois Professional Land Surveyor No. 3261 has surveyed and subdivided the following described property:

LOT 1 IN ERNIE'S SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 6, 2000 AS DOCUMENT 4617487, IN LAKE COUNTY, ILLINOIS

Upon inspection of FIRM Rate Map Community Panel No. 17097C0258-K with an effective date of September 18, 2013 the subdivision shown hereon lies within a Zone "X" Area outside of the 500 year Flood Plain.

I further certify that this subdivision lies within the corporate limits of the Village of Lake Bluff which has adopted a City Plan and is exercising the Special Powers authorized by Division 12 of Article 11 of the Illinois Municipal Code.

Given under my hand and seal at Libertyville, Illinois this ____ day of _____, A.D. 20 ____.

Signed: _____
Professional Land Surveyor No. 3261

Owner's Certificate

State of Illinois)
County of Lake)

Witrust Asset Management Co., N.A. as Successor Trustee to Lake Forest Bank and Trust, under a Trust Agreement dated December 5, 2000, and known as Trust 1240, does hereby certify that, as such Trustee, said Trust is the legal title holder of the lands described in the Surveyor's Certificate.

Said Trust does hereby reserves for the public or applicable governmental body, as the case may be, all utility easements, to the extent indicated on this plat; and also hereby reserves to the Village and the County of Lake all utility easement rights specified herein.

Dated this ____ day of _____, A.D. 20 ____ at: 727 N. Bank Ln., Lake Forest, IL 60045

Signed: _____ Name: _____ Title: _____

Attest: _____ Name: _____ Title: _____

State of Illinois)
County of Lake)

I, _____, a Notary Public in and for said County in the State aforesaid, do hereby certify that I am personally known to me to be the same person whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered said instrument in their capacity as Officers of Lake Forest Bank and Trust, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this ____ day of _____, A.D. 20 ____.

Signed: _____
Notary Public

An easement for serving the subdivision and other property with sanitary sewer and water service is hereby reserved for and granted to:

The Owners of Record of Lots 1 and 2 their respective licensees, successors, and assigns, jointly and severally, to construct, operate, repair, maintain, modify, reconstruct, replace, supplement, relocate and remove, from time to time, conduits, manholes, pipes, vaults, shafts and other facilities used in connection with underground and surface transmission and distribution of sewerage and potable water under, across, along and upon the surface of the property shown within the dashed or dotted lines (or similar designation) on the plat and marked "Easement", "Utility Easement", "Public Utility Easement", "P.U.E." (or similar designation), together with the rights to install required service connections over or under the surface of each lot to serve improvements thereon, or on adjacent lots, the right to cut, trim or remove trees, bushes, roots and saplings and to clear obstructions from the surface and subsurface as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. Obstructions shall not be placed over Grantee's facilities or in, upon or over the property within the dashed or dotted lines (or similar designation) marked "Easement", "Utility Easement", "Public Utility Easement", "P.U.E." (or similar designation) without the prior written consent of Grantee. After installation of any such facilities, the grade of the subdivided property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof.

Page 2 of 2

Prepared for: _____
Order Number: 25 J05
Field Work Completed on: 9-8-23
Date: 11-7-23
Marked 2-12-24 per Realtor Comments
Mark C. Egan and Assoc. PC
40 Clark Circle
Lake Bluff, IL 60010



Prepared by:
RE DECKER
TOWNSHIP ENGINEERING PC
114 E. COOK AVENUE
LIBERTYVILLE, IL 60089
TEL: 847-363-0691
DECKERSURVEY@GMAIL.COM



exp. 4-30-26