

VILLAGE OF VERNON HILLS

ORDINANCE NO. 2014-012

AN ORDINANCE GRANTING A VARIATION FROM THE ZONING CODE FOR 1058 HIDDEN
CREEK COURT, VERNON HILLS, IL, LAKE COUNTY

THE 18th DAY OF FEBRUARY 2014

Published in pamphlet form by the Authority of the
President and Board of Trustees of the Village of
Vernon Hills, Lake County, Illinois, this 20th Day of
February, 2014

ORDINANCE NO. 2014-012

**AN ORDINANCE GRANTING A
VARIATION FROM THE ZONING CODE
FOR 1058 HIDDEN CREEK COURT,
VERNON HILLS, IL, LAKE COUNTY**

WHEREAS, Ramanjeet S. Kaur, 1058 Hidden Creek Court, Vernon Hills, IL, filed an application on December 23, 2013 requesting a variation from the Village Code of Ordinances, Appendix C, Zoning Code, Article 9, Section 9.6.1.3 to allow a rear yard setback of 16.00 feet in lieu of the minimum required setback of 35.0 feet; and

WHEREAS, A public hearing was conducted on this application by the Zoning Board of Appeals at its meeting of February 6, 2014, after due notice thereof by publication, mailing and posting of the property; and

WHEREAS, The Zoning Board of Appeals, having fully heard the testimony, found that sufficient facts were presented which, in its judgment, would justify recommending approval of a variation from the Zoning Code; and

WHEREAS, The Village Board of Trustees have, with the findings of the Zoning Board of Appeals, found: 1) that the property in question cannot yield a reasonable return if required to be used only under the conditions allowed by the regulations of the code; 2) that the plight of the owner is due to unique circumstances; and 3) that variation if granted would not alter the essential character of the neighborhood.

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. Pursuant to the Vernon Hills Code of Ordinances, as amended, a variation from Appendix C, Zoning Code, Article 9, Section 9.6.1.3 to allow a rear yard setback of 16.00 feet in lieu of the minimum required setback of 35.0 feet is hereby granted

SECTION II. Approval of the variation is subject to the following conditions:

1. The addition shall be located as shown on the site plan prepared by Psenka Architects, dated February 3, 2013; and
2. The addition shall be designed in accordance with the elevation drawings prepared by Psenka Architects, dated February 3, 2013.

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

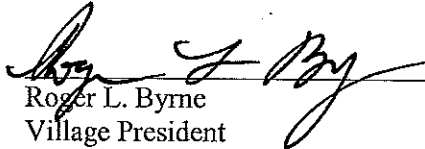
SECTION VI. ORDINANCE NUMBER. This ordinance shall be known as Ordinance Number 2014-012.

Adopted by roll call vote as follows:

AYES: 5 – Koch, Hebda, Marquardt, Schultz, Schwartz

NAYS: 0 - None

ABSENT AND NOT VOTING: 1 - Williams

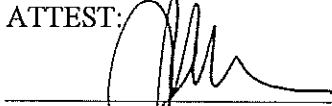

Roger L. Byrne
Village President

PASSED: 02/18/2014

APPROVED: 02/18/2014

PUBLISHED IN PAMPHLET FORM: 02/20/2014

ATTEST:



John M. Kalmar
Village Clerk

STATE OF ILLINOIS)
)
COUNTY OF LAKE)

CERTIFICATE

I, JOHN M. KALMAR, CERTIFY THAT I AM THE DULY APPOINTED AND ACTING VILLAGE CLERK OF THE VILLAGE OF VERNON HILLS, LAKE COUNTY, ILLINOIS. I FURTHER CERTIFY THAT ON FEBRUARY 18, 2014, THE CORPORATE AUTHORITIES OF SUCH MUNICIPALITY PASSED AND APPROVED ORDINANCE 2014-012, AN ORDINANCE GRANTING A VARIATION FROM THE ZONING CODE FOR 1058 HIDDEN CREEK COURT, VERNON HILLS, IL, LAKE COUNTY WHICH PROVIDED BY ITS TERMS THAT IT SHOULD BE PUBLISHED IN PAMPHLET FORM.

THE PAMPHLET FOR ORDINANCE NO. 2014-012, INCLUDING THE ORDINANCE AND A COVER SHEET THEREOF, WAS PREPARED, AND A COPY OF SUCH ORDINANCE WAS POSTED IN THE VILLAGE HALL, COMMENCING FEBRUARY 20, 2014 AND CONTINUING FOR AT LEAST TEN DAYS THEREAFTER. COPIES OF SUCH ORDINANCE WERE ALSO AVAILABLE FOR PUBLIC INSPECTION UPON REQUEST IN THE OFFICE OF THE VILLAGE CLERK.

DATED IN VERNON HILLS, ILLINOIS, THIS 20th DAY OF FEBRUARY, 2014



JOHN M. KALMAR, VILLAGE CLERK

SEAL



AFFIDAVIT OF SERVICE

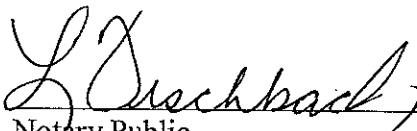
STATE OF ILLINOIS)
)
COUNTY OF LAKE)

I, JOHN M. KALMAR, 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 2014-012, AN ORDINANCE GRANTING A VARIATION FROM THE ZONING CODE FOR 1058 HIDDEN CREEK COURT, VERNON HILLS, IL, LAKE COUNTY TO BE POSTED IN THE VILLAGE HALL AS REQUIRED BY LAW FROM FEBRUARY 20, 2014 TO MARCH 4, 2014.



JOHN M. KALMAR, VILLAGE CLERK

SUBSCRIBED AND SWORN TO BEFORE
THIS 20th DAY OF FEBRUARY, 2014



Notary Public

