

**ORDINANCE NO. 2018-124**

**AN ORDINANCE GRANTING APPROVAL TO REZONE THE  
OPA PROPERTY LOCATED 950 LAKEVIEW PARKWAY IN  
THE VILLAGE OF VERNON HILLS, LAKE COUNTY**

**WHEREAS**, The Vernon Hills Park District, in regard to property legally described in Exhibit A, has petitioned the Village of Vernon Hills for approval of an amendment of the Zoning District Map to change the zoning classification from B-1, General Business District to COS, Conservation Open Space District for the legally described property,

**WHEREAS**, the property is approximately 2.1 acres in size and was formerly known as the Opa restaurant and will be utilized as an addition to Century Park.

**WHEREAS**, the requested approvals would be in general compliance with the following plans:

1. Site Plan by Gewalt Hamilton Associates dated June 8, 2018 totaling 3 pages.

**WHEREAS**, upon due notice and after public hearing held July 11, 2018 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 concerning said petition as listed above.

**WHEREAS**, it has been determined that the granting of approval of the zoning amendment 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;

**WHEREAS**, based upon the evidence adduced at said hearings and in their application, the petitioner has entered into the record evidence and findings of fact that addresses the conditions in Section 21.7 of the Zoning Ordinance.

**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 Zoning Ordinance of 1982, as amended, the change of the zoning classification of this parcel from B-1, General Business District to COS, Conservation Open Space District is hereby granted, subject to compliance with all ordinance and standards of the Village. Said parcel is legally described in Exhibit A.

**SECTION II. 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 III. 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 IV. SUCCESSORS AND ASSIGNS.** All of the provisions of this Ordinance and the attachments hereto are binding on all successors and assigns of Vernon Hills Park District.

**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 2018-124.

Dated the 14th of August, 2018

Adopted by roll call votes as follows:

AYES: 5 – Schultz, Marquardt, Koch, Oppenheim, Takaoka

NAYS: 0 - None

ABSENT AND NOT VOTING: 0 - None

  
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Roger L. Byrne, Village President

PASSED: August 14, 2018

APPROVED: August 14, 2018

ATTEST: August 14, 2018

  
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Mark Fleischhauer, Village Clerk

**Exhibit A**  
**Legal Description**

950 LAKEVIEW PARKWAY

VERNON HILLS IL 60061

PIN: 11-33-301-008

LOT 2 IN NEW CENTURY TOWN SIDE 26, BEING A RESUBDIVISION OF PART OF LOT 14 IN NEW CENTURY TOWN UNIT 1, BEING A SUBDIVISION OF PARTS OF SECTIONS 32 AND 33, TOWNSHIP 44 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF, RECORDED JUNE 22, 1981, AS DOCUMENT 2118304, IN LAKE COUNTY ILLINOIS

**Exhibit B**  
**Conditions of Approval**

Conditions of Approval for the entire Site:

1. Compliance with all ordinance and standards of the Village except as otherwise noted.
2. Adjust the bathroom to the southeast to allow for the adjacent sidewalk to be located to the northwest portion of the bathroom.