

**VILLAGE OF VERNON HILLS  
ORDINANCE 2022-013**

**AN ORDINANCE AMENDING ORDINANCE 2021-040 AUTHORIZING REVISIONS TO  
A SPECIAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT AND CERTAIN  
OTHER APPROVALS FOR PROPERTY COMMONLY KNOWN AS HAWTHORN  
MIDDLE SCHOOL-SOUTH, IN THE VILLAGE OF VERNON HILLS, LAKE COUNTY**

**WHEREAS**, representatives of Hawthorn Middle School South located at 600 Aspen Drive and legally described in Exhibit A, has petitioned the Village of Vernon Hills for approval of the following:

1. Approval to amend Ordinance 2003-040 authorizing revisions to a Special Use Permit for a Planned Unit Development allowing an addition to the existing building commonly known as "Hawthorn Middle School South"; and
2. Preliminary and final site plan approvals; and
3. Preliminary and final landscape approval; and
4. Preliminary and final architectural plan approval.

**WHEREAS**, upon due notice and after a public hearing held on December 15, 2021 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 and recommendation concerning said petition referenced herein; and

**WHEREAS**, based upon the evidence adduced at said hearing and in their application, the petitioner has entered into the record evidence and findings of fact that address the standards in Section 18.3 of the Zoning Ordinance; and

**WHEREAS**, the Village Board, having considered the Planning and Zoning Commissions report and recommendation at its Committee of the Whole meeting on January 18, 2022, found that sufficient facts were presented which, in its judgment, would justify approving and amendment to Ordinance 2003-040, authorizing revisions to a Special Use Permit for a Planned Unit Development; granting preliminary and final site plan approval; granting preliminary and final landscape approval; and granting preliminary and final architectural approval.

**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, approval of an amendment to Ordinance 2003-040, authorizing revisions to a Special Use Permit for a Planned Unit Development allowing an addition to the existing building is hereby granted, subject to the Terms and Conditions of Approval, as set forth in Exhibit B.

**SECTION II.** Pursuant to the Vernon Hills Zoning Ordinance of 1982, as amended, preliminary and final site plan approvals is hereby granted, subject to the Terms and Conditions of Approval, as set forth in Exhibit B.

**SECTION III.** Pursuant to the Vernon Hills Zoning Ordinance of 1982, as amended, preliminary and final landscape approvals is hereby granted, subject to the Terms and Conditions of Approval, as set forth in Exhibit B.

**SECTION IV.** Pursuant to the Vernon Hills Zoning Ordinance of 1982, as amended, preliminary and final architectural plan approval is hereby granted, subject to the Terms and Conditions of Approval, as set forth in Exhibit B

**SECTION V.** Pursuant to the Vernon Hills Zoning Ordinance of 1982, as amended, and the recommendations of the Planning and Zoning Commission, the Terms and Conditions of Approval as set forth in Exhibit B are hereby approved and are made a part of the approvals as listed in the Sections above.

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

**SECTION X. ORDINANCE NUMBER.** This ordinance shall be known as Ordinance Number 2022-013.

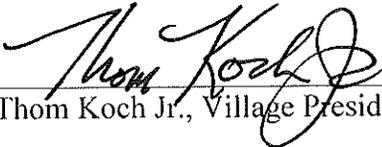
Adopted by roll call vote as follows:

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

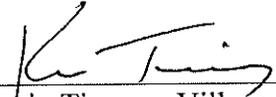
NAYS: 0 - None

ABSENT AND NOT VOTING: 1 - Byrne

*[SIGNATURE PAGE TO FOLLOW]*

  
Thom Koch Jr., Village President Pro Tem

PASSED: 02/01/2022  
APPROVED: 02/01/2022  
ATTEST: 02/01/2022

  
Kevin Timony, Village Clerk



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

**HAWTHORN SCHOOL DISTRICT – SOUTH CAMPUS PROPERTY**

THAT PART OF THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE EASTERLY RIGHT OF WAY LINE OF THE MILWAUKEE, ST. PAUL AND SAULT SAINT MARIE RAILROAD (SOO LINE) AND LYING SOUTH OF THE SOUTH LINE OF THE NORTH 815.00 FEET OF THE AFORESAID NORTHEAST QUARTER AND NORTHWEST QUARTER OF SECTION 5 AND LYING WEST OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT A POINT ON THE NORTH LINE OF THE AFORESAID NORTHEAST QUARTER OF SECTION 5 (BEING ALSO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 44 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN) SAID POINT OF BEGINNING BEING 40.0 FEET WEST OF THE SOUTHERLY EXTENSION OF THE EAST LINE OF VERNON LANE (ASPEN DRIVE) AS DEDICATED BY NEW CENTURY TOWN UNIT ONE (BEING A SUBDIVISION OF PARTS OF SECTION 32 AND 33, TOWNSHIP 44 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN); THENCE SOUTH 01 DEGREES 09 MINUTES 10 SECONDS EAST, ON A LINE PARALLEL WITH THE EAST LINE OF THE AFORESAID NORTHEAST QUARTER OF SECTION 5, A DISTANCE OF 816.82 FEET, TO A POINT OF CURVE; THENCE SOUTHWESTERLY ON A CURVE, CONVEX TO THE SOUTHEAST, HAVING A RADIUS OF 265.00 FEET, A DISTANCE OF 213.74 FEET, MORE OR LESS, TO A POINT OF TANGENCY; THENCE SOUTH 45 DEGREES 03 MINUTES 33 SECONDS WEST A DISTANCE OF 510.54 FEET, MORE OR LESS, TO A POINT OF CURVE; THENCE SOUTHERLY ON A CURVE, CONVEX TO THE WEST, HAVING A RADIUS OF 440.00 FEET, A DISTANCE OF 522.21 FEET, MORE OR LESS, TO A POINT OF TANGENCY; THENCE SOUTH 22 DEGREES 56 MINUTES 30 SECONDS EAST, ON A LINE 710.00 FEET, MORE OR LESS, NORTHEAST OF AND PARALLEL WITH THE AFORESAID EASTERLY RIGHT OF WAY LINE OF THE SOO LINE RAILROAD, A DISTANCE OF 57.32 FEET, MORE OR LESS, TO A POINT OF CURVE; THENCE SOUTHERLY ON A CURVE, CONVEX TO THE WEST, HAVING A RADIUS OF 3167.34 FEET, A DISTANCE OF 475.43 FEET, MORE OR LESS, TO A POINT OF REVERSE CURVE; THENCE SOUTHERLY ON A CURVE, CONVEX TO THE EAST, HAVING A RADIUS OF 390.00 FEET, A DISTANCE OF 204.20 FEET, MORE OR LESS, TO A POINT OF TANGENCY; THENCE SOUTH 01 DEGREES 32 MINUTES 31 SECONDS EAST, ON THE NORTHERLY EXTENSION OF THE CENTER LINE OF ASPEN DRIVE (AS DEDICATED BY PLYMOUTH FARMS PHASE FOUR, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 5, AND PART OF THE NORTHEAST QUARTER OF SECTION 8, BOTH IN TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN), A DISTANCE OF 15.17 FEET TO THE SOUTH LINE OF THE AFORESAID NORTHEAST QUARTER OF SECTION 5, ALL IN LAKE COUNTY, ILLINOIS.

**Exhibit B**

**DEVELOPMENT PERMIT  
For Hawthorn Middle School - South  
600 Aspen Drive**

General Compliance with the following plans:

1. General compliance with the architectural plans and color renderings, consisting of nine (9) pages, prepared by Legat Architects, dated September 13, 2021; and
2. General compliance with the civil engineering plans, consisting of nine (9) pages, prepared by Gewalt Hamilton, dated September 13, 2021; and
3. General Compliance with the Landscape Plan, consisting of one (1) page, prepared by Legat Architects, dated October 26, 2021.

Terms and Conditions of Approval:

1. Review and approval of landscaping plans by the Village Landscape Technician shall be required prior to issuance of a full building permit for the project; and
2. Final engineering is subject to review and approval by the Village Engineer prior to issuance of building permit; and
3. Compliance with all ordinances and standards of the Village.