

**VILLAGE OF VERNON HILLS  
ORDINANCE 2022-072**

**AN ORDINANCE GRANTING A SPECIAL USE PERMIT ALLOWING A  
MONTESSORI DAY CARE FACILITY AT 204 SOUTH HIGHWAY 45 IN THE  
VILLAGE OF VERNON HILLS, LAKE COUNTY**

**WHEREAS**, representatives of Vernon Hills Montessori Academy, Rhythm of Dancing, LLC in regard to 204 US Highway 45, said property legally described in Exhibit A, has petitioned the Village of Vernon Hills to request approval of a special use permit allowing a day care facility; and

**WHEREAS**, upon due notice and after a public hearing held on April 13, 2022 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**, 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 address the standards in Section 18.3 of the Zoning Ordinance.

**WHEREAS**, the Village Board, having considered the Planning and Zoning Commissions report and recommendation at its Committee of the Whole meeting on May 3, 2022, found that sufficient facts were presented which, in its judgment, would justify approving the day care facility.

**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, a Special Use Permit authorizing a day facility for Vernon Hills Montessori Academy, Rhythm of Dancing, LLC, 204 US Highway 45, is hereby granted. Said parcel is legally described in Exhibit A.

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

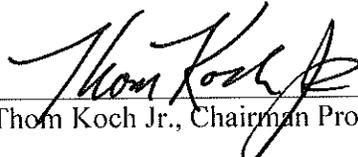
**SECTION VII. ORDINANCE NUMBER.** This ordinance shall be known as Ordinance Number 2022-072

Adopted by roll call vote as follows:

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

NAYS: 0 – None

ABSENT AND NOT VOTING: 1 - Byrne

  
\_\_\_\_\_  
Thom Koch Jr., Chairman Pro Tem

PASSED: 05/17/2022

APPROVED: 05/17/2022

PUBLISHED IN PAMPHLET FORM: 05/17/2022

ATTEST: 05/17/2022

  
\_\_\_\_\_  
Kevin Timony, Village Clerk



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

# STROHMEIER REALTY, LLC

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204 US HIGHWAY 45, VERNON HILLS 60061

November 11, 2021

To whom it may concern,

I hereby authorize Sam Barlow special use to open his education center.

**Legal Description:** PT E1/ NE1/4; LYG NE OF NELY ROW HWY 45, WLY OF W LN RR & N OF A LN DAFS, COM  
X W LN E1/2 NE1/4 & NELY LN HWY 45, SELY ALG ROW 303' FOR POB SD LN, NE AT RA  
TO LDL TO PNT ON WLY ROW OF RR SECTION 08

Sincerely,

Eric Strohmeier

**Exhibit B**

**AMENDED**  
**DEVELOPMENT PERMIT**

**For**

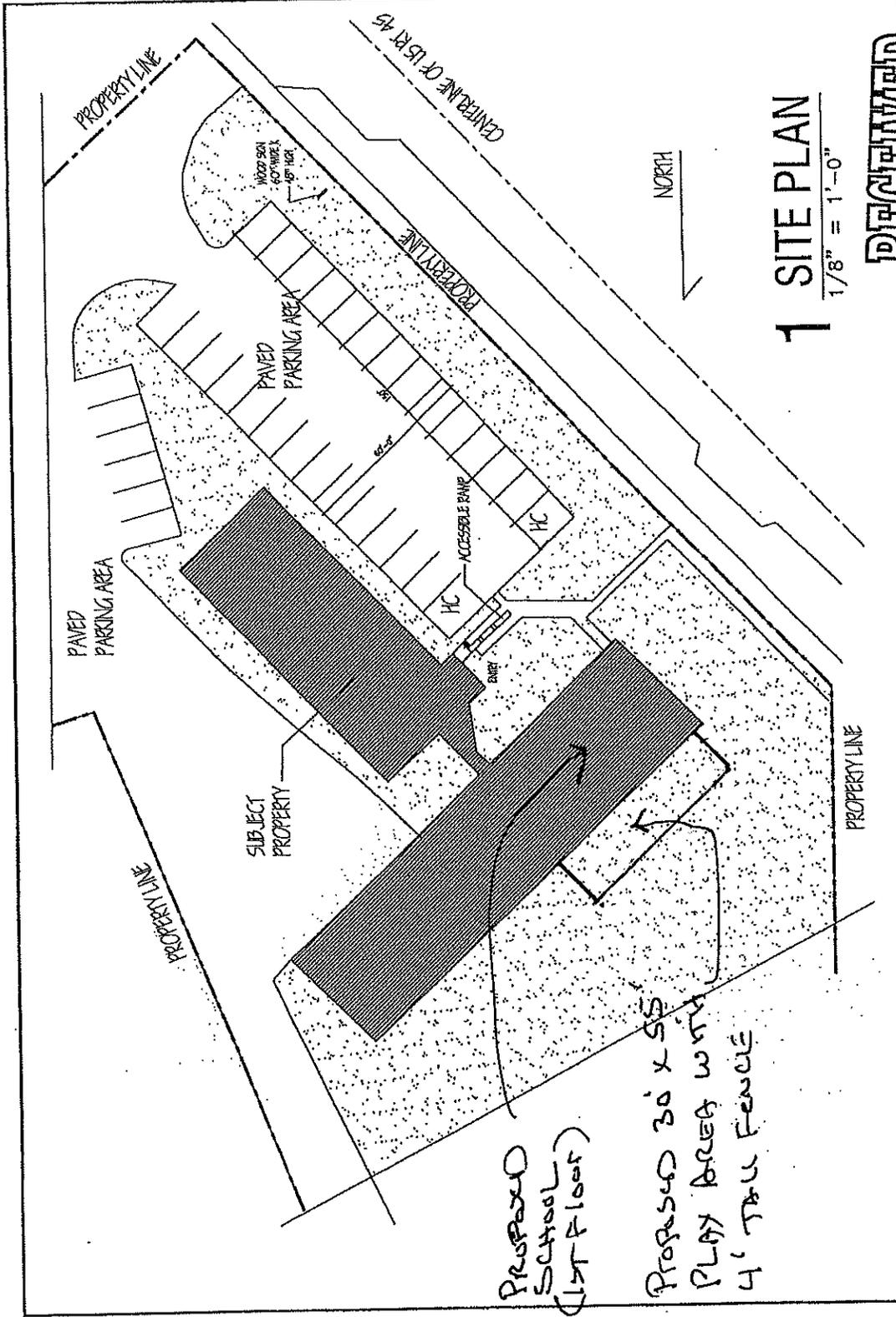
**Vernon Hills Montessori Academy, Rhythm of Dancing, LLC**  
**204 US Highway 45**

Conditions of Approval for the proposed use:

1. General compliance with the site plan, consisting of one (1) page showing the play area enclosure, dated March 30, 2022; and
2. General compliance with the floor plans consisting of two (2) pages, dated March 30, 2022; and
3. The fence enclosing the play area shall be black aluminum as shown on the picture depicting the play area, dated March 30, 2022; and
4. Compliance with all ordinances and standards of the Village.



 ARCHITECT'S STAMP	204 US ROUTE 45 Vernon Hills, Illinois	SITE PLAN	A1.1
	J. Kirk Iwini, Architect 55 EAST MONROE # 3800 Chicago, Illinois 60603	312-835-1742	



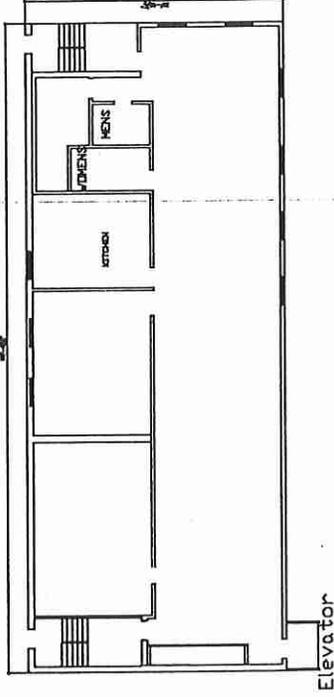
1 SITE PLAN  
1/8" = 1'-0"

**RECEIVED**

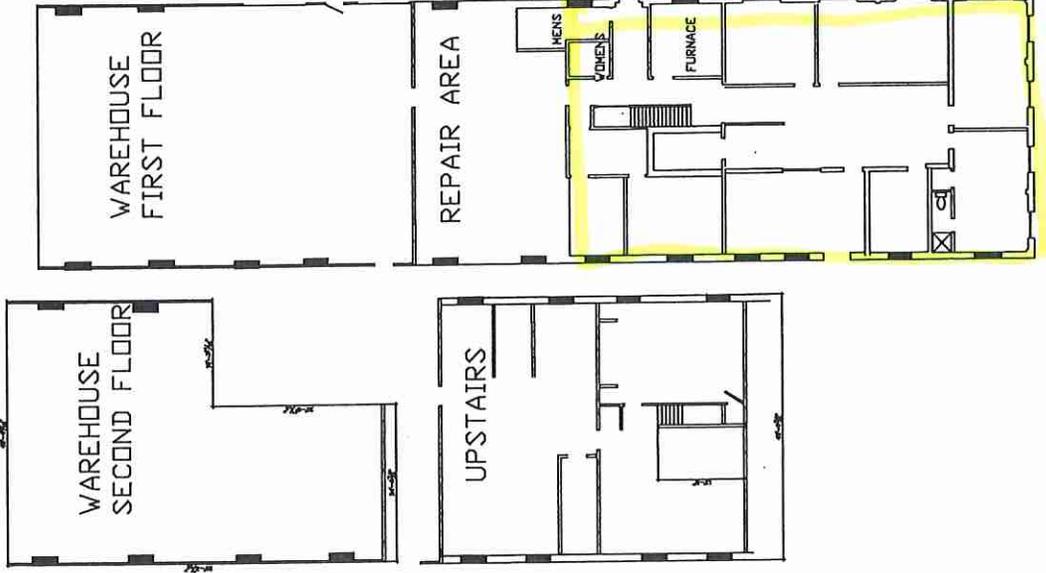
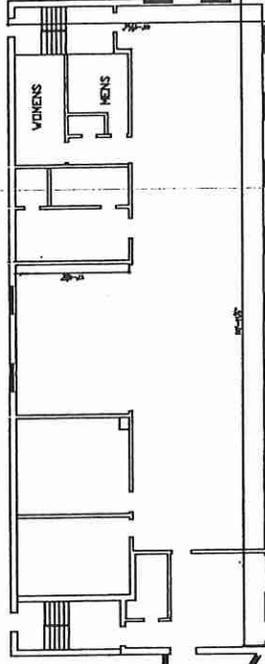
MAR 30 2022

VILLAGE OF VERNON HILLS

FIRST FLOOR BUILDING B



SECOND FLOOR BUILDING B

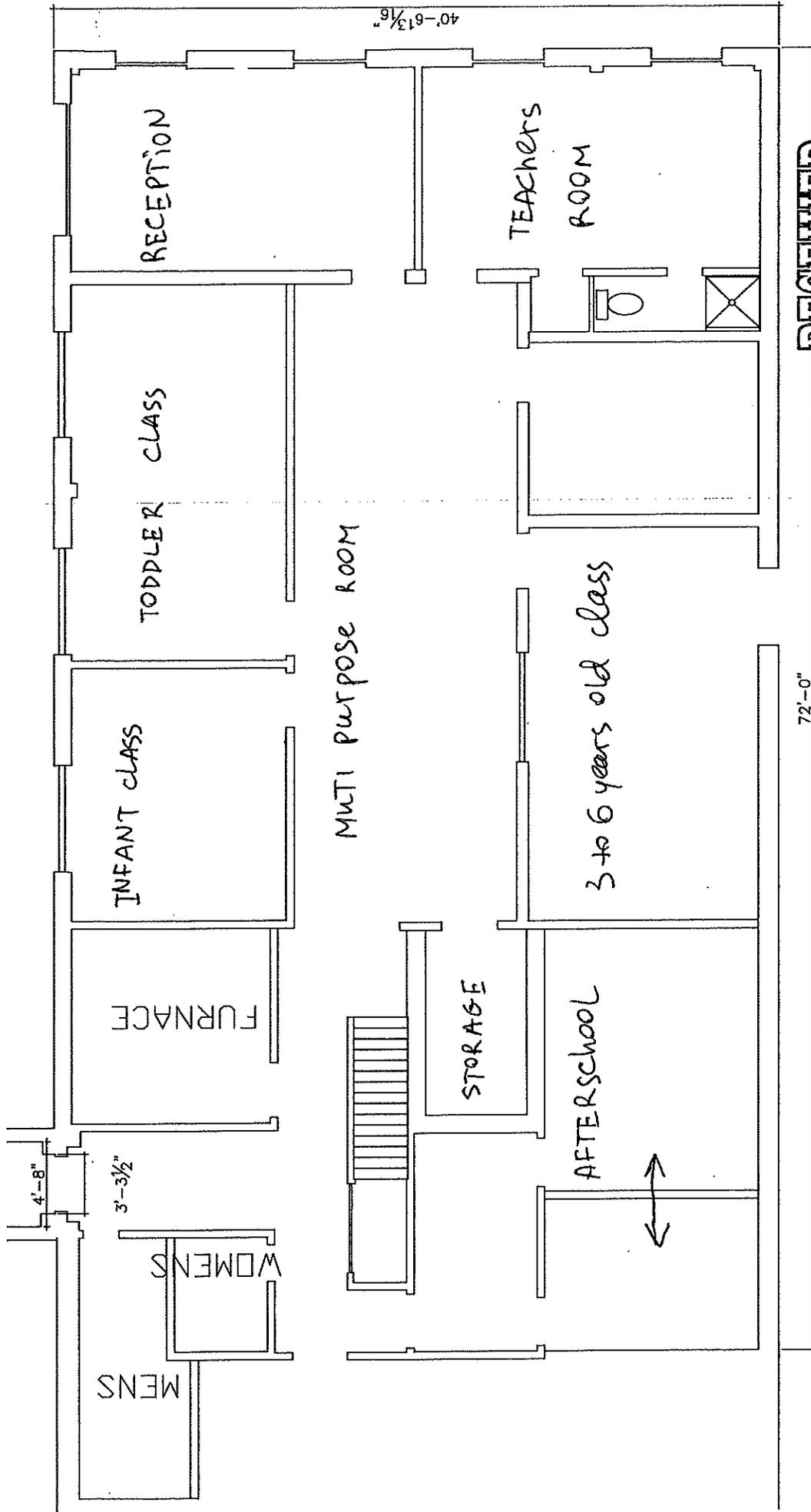


FIRST FLOOR BUILDING A

RECEIVED

MAR 30 2022

VILLAGE OF VERNON HILLS



**RECEIVED**

MAR 3 0 2022

VILLAGE OF VERNON HILLS

THIS BUILDING 3,500 sq feet



*kidlist*  
activities for kids