

**VILLAGE OF VERNON HILLS  
ORDINANCE 2022-089**

**AN ORDINANCE AUTHORIZING CERTAIN APPROVALS FOR A NEW DRIVE  
THRU LANE ON PROPERTY LOCATED AT 221 EAST TOWNLINE ROAD, IN THE  
VILLAGE OF VERNON HILLS, LAKE COUNTY**

**WHEREAS**, representatives of Portillo's Hot Dog's LLC, concerning property located at 221 East Townline Road, has petitioned the Village of Vernon Hills for approval of the following:

1. Approval to amend the Special Use Permit granted in Ordinance 93-25 as amended by Ordinance 2008-059 allowing a full second drive-thru lane along with approval of a landscape buffer setback variation.
2. Approval to amend the approved site, landscape and architectural plans related to the new drive-thru lane and relocated garbage enclosure.

**WHEREAS**, after a meeting held on June 1, 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 and recommendation concerning said petition referenced herein; and

**WHEREAS**, based upon the evidence adduced at said meeting 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 April 19, 2022 and July 19, 2022, found that sufficient facts were presented which, in its judgment, would justify approving the development referenced herein.

**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 to amend the Special Use Permit granted in Ordinance 93-25 as amended by Ordinance 2008-059, allowing a full second drive-thru lane along with approval of a landscape buffer setback variation of 29.5 feet along Lakeview Parkway on property located at 221 East Townline Road is hereby granted, subject to the terms and conditions of approval set forth in Exhibit A, attached hereto.

**SECTION II.** Pursuant to the Vernon Hills Zoning Ordinance of 1982, as amended, approval to amend the approved site, landscape and architectural plans related to the new drive-thru lane and relocated garbage enclosure is hereby granted subject to the terms and conditions of approval set forth in Exhibit A, attached hereto.

**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.

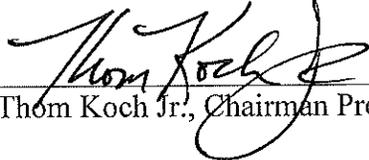
**SECTION VII. ORDINANCE NUMBER.** This ordinance shall be known as Ordinance Number 2022-089.

Adopted by roll call vote as follows:

AYES: 5 – Marquardt, Forster, Oppenheim, Takaoka, Chairman Pro Tem Koch

NAYS: 0 – None

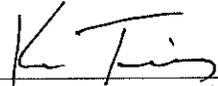
ABSENT AND NOT VOTING: 2 – Schenk, Byrne

  
Thom Koch Jr., Chairman Pro Tem

PASSED: 08/16/2022

APPROVED: 08/16/2022

ATTEST: 08/16/2022

  
Kevin Timony, Village Clerk



## Exhibit A

### **DEVELOPMENT PERMIT For 221 East Townline Road**

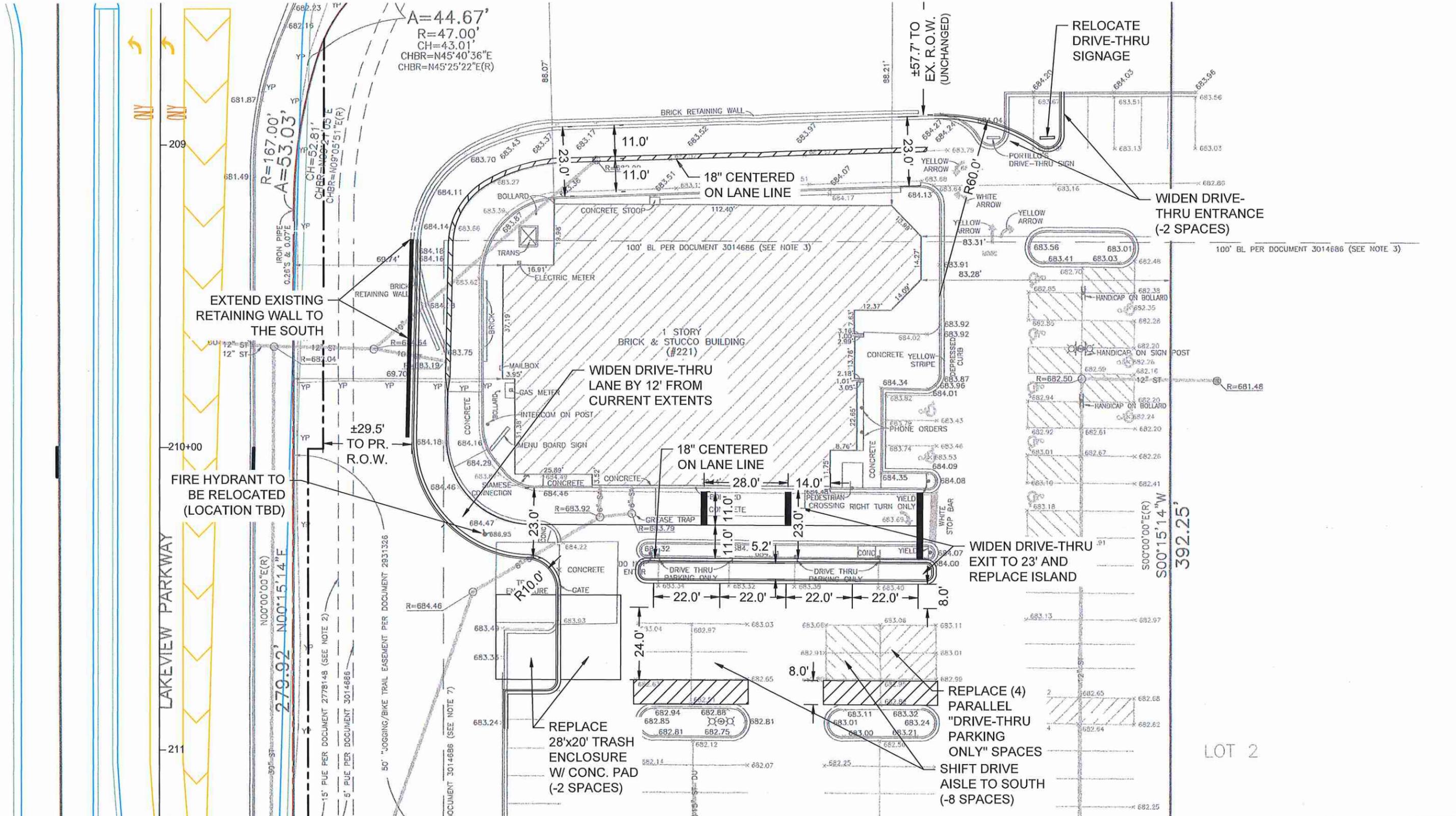
Pursuant to the Entitlement Package dated 06/01/2022

#### **General Compliance With the Following Plans:**

1. General compliance with the civil engineering plans, consisting of 1 page, prepared by Cage Civil Engineering, dated July 11, 2022; and
2. General Compliance with the Landscape Plan, consisting of 3 pages, prepared by LG Workshop, LLC, dated July 11, 2022; and
3. General compliance with the Architectural plans and color elevations of the relocated garbage enclosure, consisting of 1 page, prepared by Jenson and Jenson Architects, dated May 6, 2022.

#### **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. The Landscape Technician may require plant substitutions where, in his opinion, the substitution is appropriate for this project; and
2. Final engineering is subject to review and approval by the Village Engineer prior to issuance of building permit; and
3. Receipt of a letter of approval from the Continental Executive Parke (CEP) Association prior to issuance of a building permit; and
4. Landscape work shall be coordinated with the Village to avoid conflicts with the road widening project; and
5. Compliance with all ordinances and standards of the Village.



$A=44.67'$   
 $R=47.00'$   
 $CH=43.01'$   
 $CHBR=N45^{\circ}40'36"E$   
 $CHBR=N45^{\circ}25'22"E(R)$

$R=167.00'$   
 $A=53.03'$   
 $CH=52.81'$   
 $CHBR=N09^{\circ}05'51"E(R)$

EXTEND EXISTING  
RETAINING WALL TO  
THE SOUTH

FIRE HYDRANT TO  
BE RELOCATED  
(LOCATION TBD)

WIDEN DRIVE-THRU  
LANE BY 12' FROM  
CURRENT EXTENTS

18" CENTERED  
ON LANE LINE

WIDEN DRIVE-THRU  
EXIT TO 23' AND  
REPLACE ISLAND

REPLACE  
28'x20' TRASH  
ENCLOSURE  
W/ CONC. PAD  
(-2 SPACES)

REPLACE (4)  
PARALLEL  
"DRIVE-THRU  
PARKING  
ONLY" SPACES  
SHIFT DRIVE  
AISLE TO SOUTH  
(-8 SPACES)

WIDEN DRIVE-THRU  
ENTRANCE  
(-2 SPACES)

RELOCATE  
DRIVE-THRU  
SIGNAGE

±57.7' TO  
EX. R.O.W.  
(UNCHANGED)

15' PUE PER DOCUMENT 2778148 (SEE NOTE 2)  
5' PUE PER DOCUMENT 3014686

50' JOGGING/BIKE TRAIL EASEMENT PER DOCUMENT 2931326

DOCUMENT 3014686 (SEE NOTE 7)

100' BL PER DOCUMENT 3014686 (SEE NOTE 3)

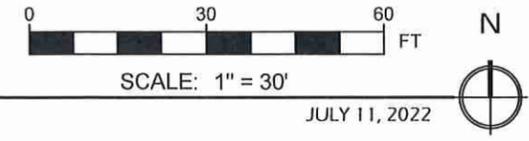
$S00^{\circ}00'00"E(R)$   
 $S00^{\circ}15'14"W$   
**392.25'**

LOT 2



**PORTILLO'S**  
 451 E. TOWNLINE ROAD  
 VERNON HILLS, IL

**2-LANE DRIVE-THRU  
 EXPANSION EXHIBIT**  
 SCALE: 1"=30' (11x17)

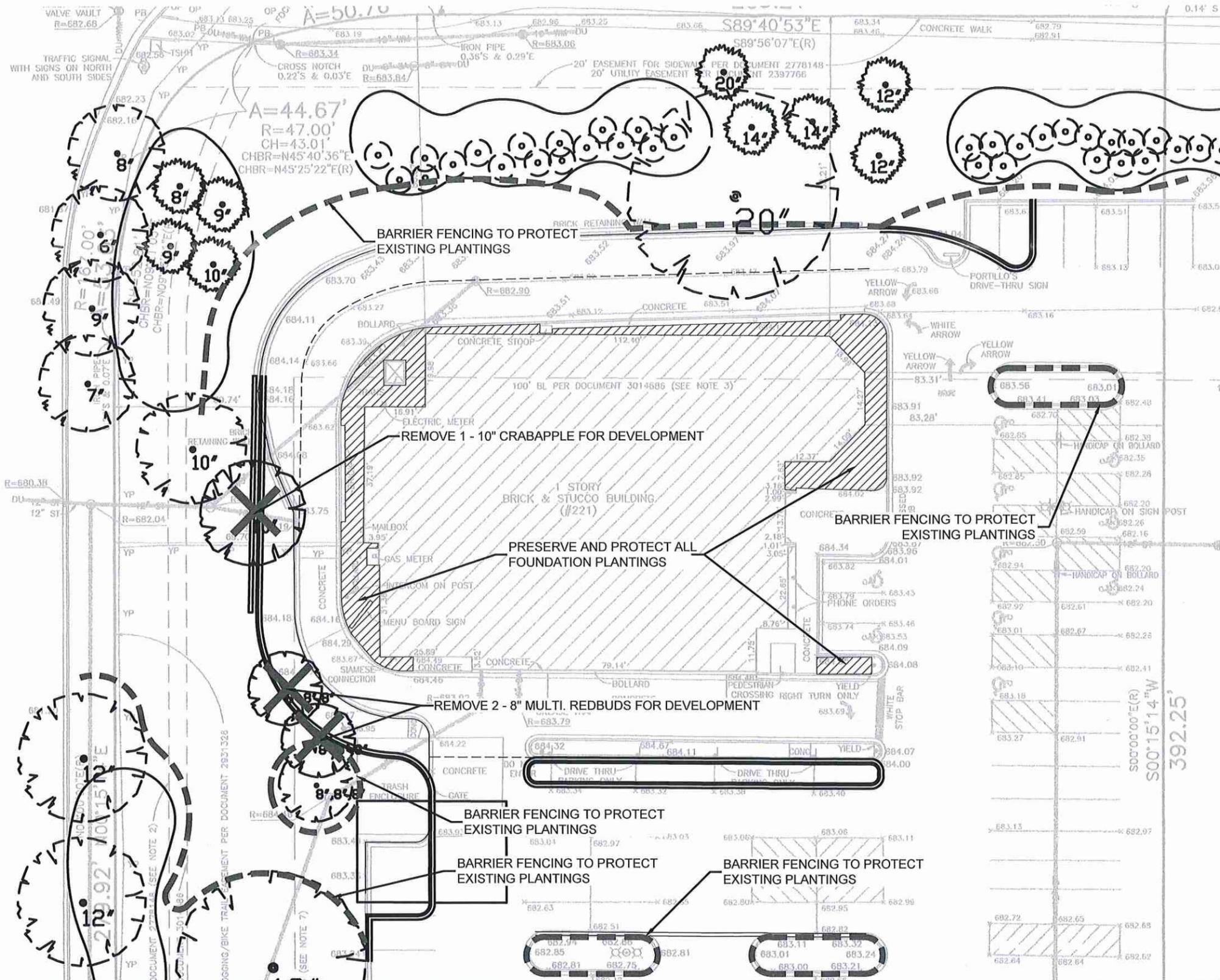


C.1

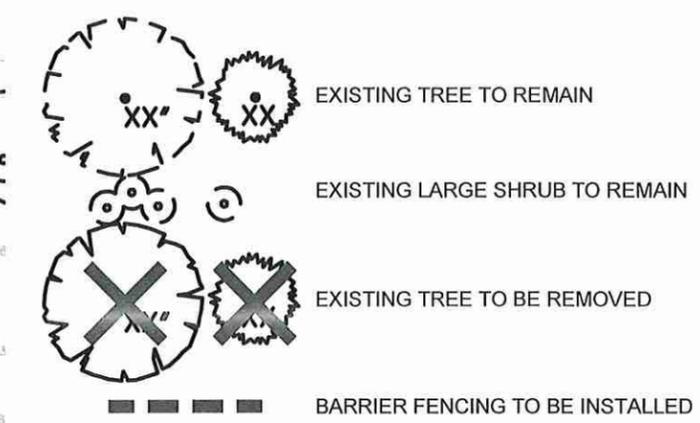


HOT DOGS · BEEF · BURGERS · SALADS

JULY 11, 2022



**TREE PROTECTION & REMOVAL LEGEND**



**EXISTING VEGETATION DESCRIPTION**

THE PROJECT SITE CONSISTS OF AN EXISTING RESTAURANT SURROUNDED BY MATURE PLANTINGS OF VARIOUS SPECIES. EXISTING BEDS OF LARGE SCREENING SHRUBS AND GRASSES WILL REMAIN BETWEEN THE ROW AND PERIMETER OF DEVELOPMENT. 3 TREES OF VARIOUS SPECIES WILL BE REMOVED FOR DEVELOPMENT AND WILL BE REPLACED WITH APPROPRIATE SCREENING TREES.

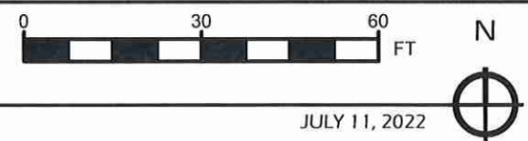
LAKEVIEW PARKWAY



PORTILLO'S  
451 E. TOWNLINE ROAD  
VERNON HILLS, IL

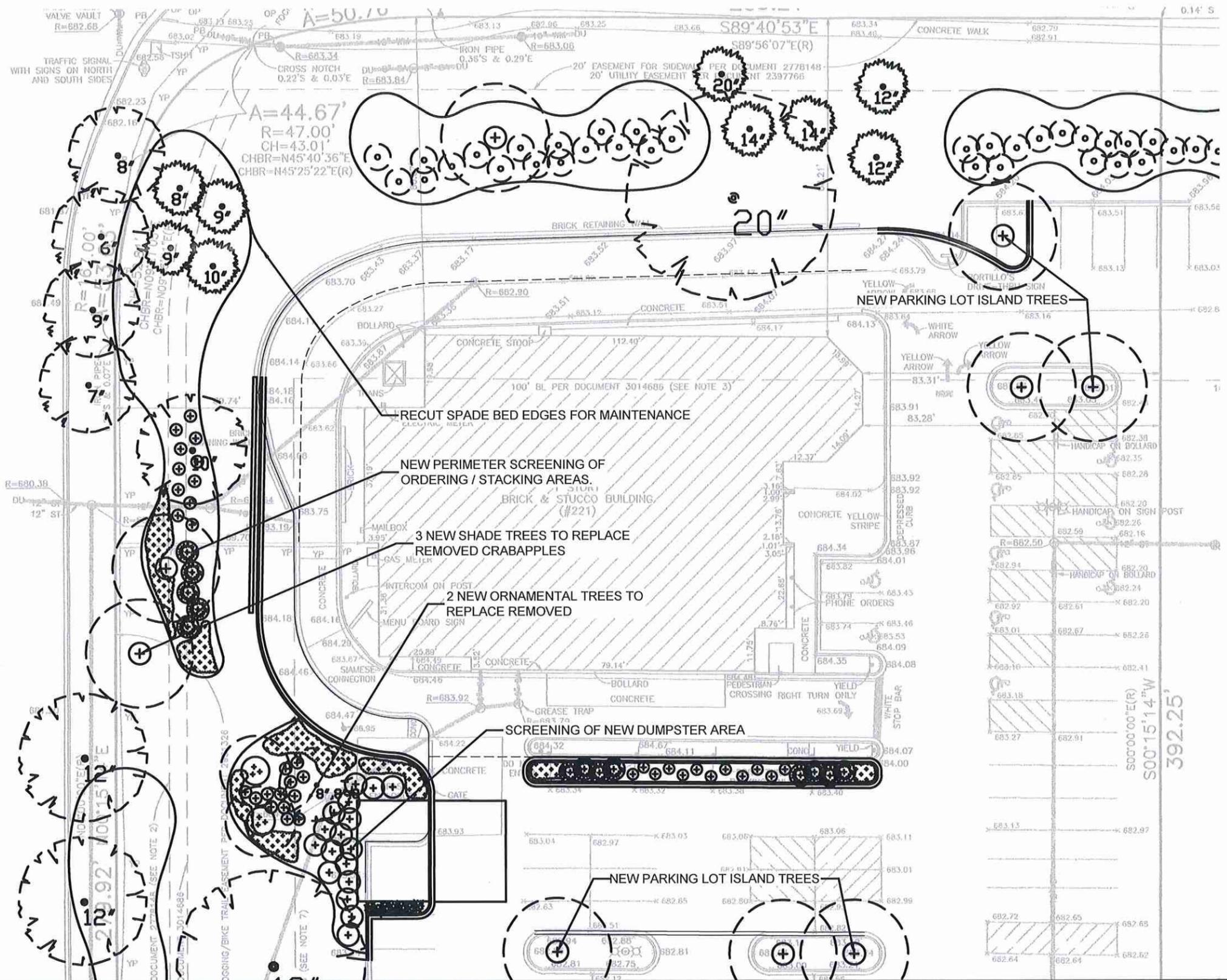
**TREE REMOVAL AND PROTECTION EXHIBIT**

SCALE: 1"=30' (11x17)



L.1





**LANDSCAPE LEGEND**

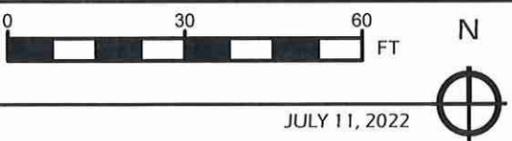
- EXISTING TREE TO REMAIN
- PROPOSED SHADE TREE
- PROPOSED EVERGREEN TREE
- PROPOSED ORNAMENTAL TREE
- PROPOSED LARGE SHRUB
- PROPOSED MEDIUM SHRUB
- PROPOSED EVERGREEN SHRUB
- PROPOSED LOW SHRUB
- PROPOSED ORNAMENTAL GRASS
- PROPOSED PERENNIAL PLANTING
- SODDED LAWN

LAKEVIEW PARKWAY



PORTILLO'S  
451 E. TOWNLINE ROAD  
VERNON HILLS, IL

PRELIMINARY LANDSCAPE  
PLAN EXHIBIT  
SCALE: 1"=30' (11x17)



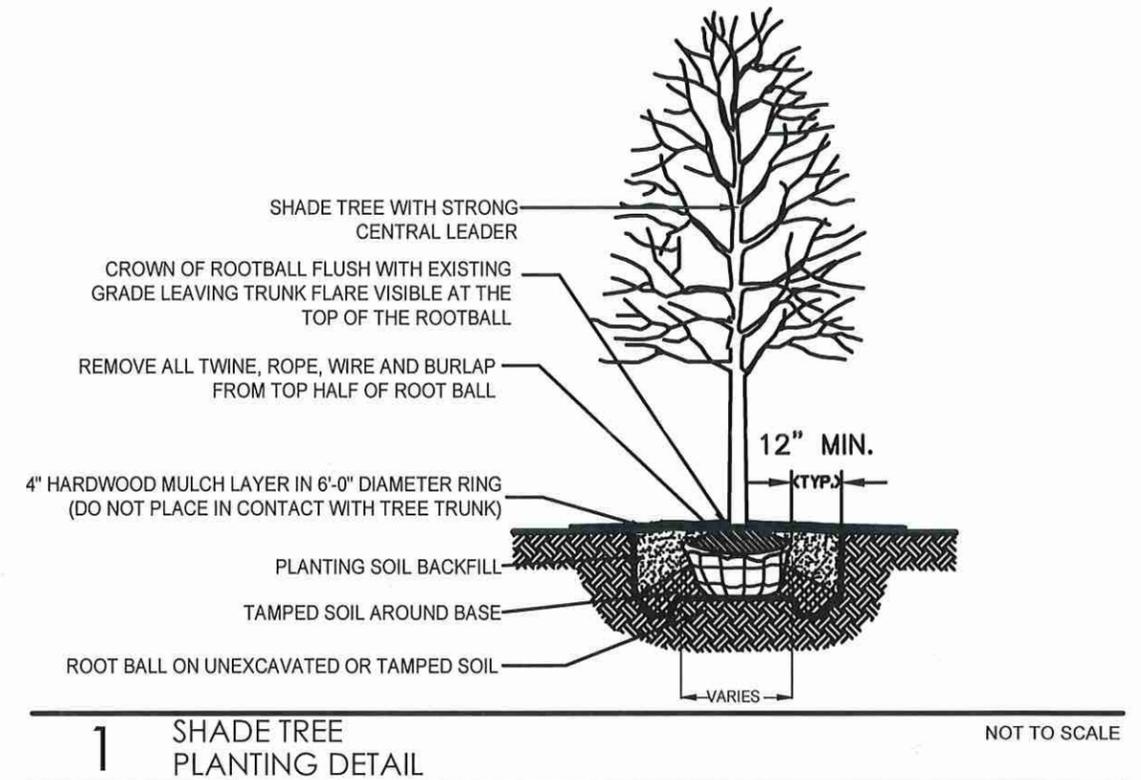
L.2

LG Landscape Architecture  
Site Planning  
Workshop, LLC

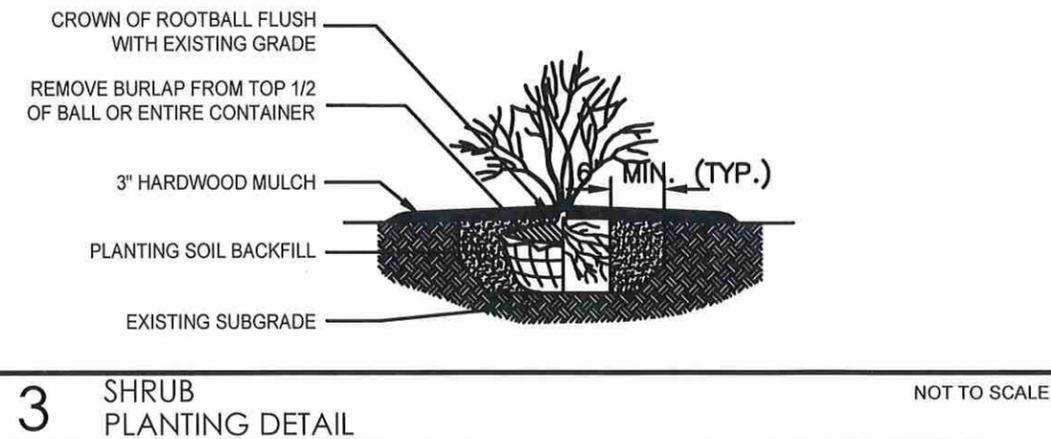
JULY 11, 2022

PLANT LIST

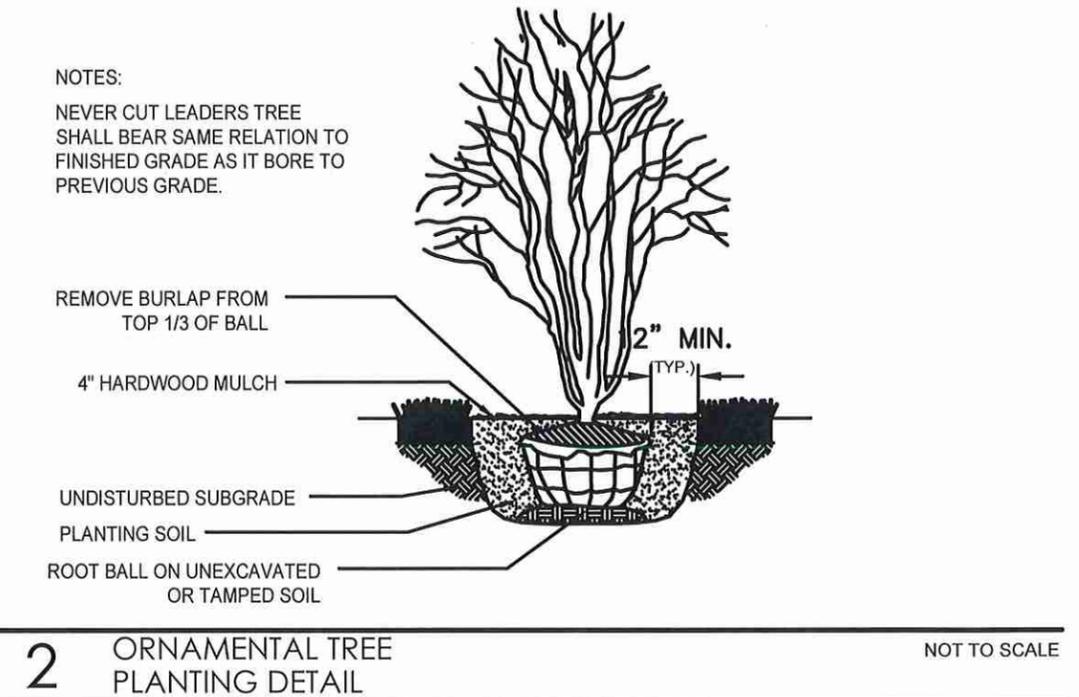
| SYM                             | SIZE      | QTY | BOTANICAL NAME                  | COMMON NAME                  | COMMENT  |
|---------------------------------|-----------|-----|---------------------------------|------------------------------|----------|
| <b>DECIDUOUS SHADE TREES</b>    |           |     |                                 |                              |          |
| AMM                             | 2.5" CAL. |     | ACER MIYABEI 'MORTON'           | STATE STREET MAPLE           | B&B      |
| CEO                             | 2.5" CAL. |     | CELTIS OCCIDENTALIS             | COMMON HACKBERRY             | B&B      |
| GDE                             | 2.5" CAL. |     | GYMNOCLADUS DIOIC. 'ESPRESSO'   | ESPRESSO KENTUCKY COFFEETREE | B&B, MAL |
| GTS                             | 2.5" CAL. |     | GLEDITSIA TRI. 'SHADEMASTER'    | SHADEMASTER HONEYLOCUST      | B&B      |
| QUB                             | 2.5" CAL. |     | QUERCUS BICOLOR                 | SWAMP WHITE OAK              | B&B      |
| TCR                             | 2.5" CAL. |     | TILIA CORDATA 'REDMOND'         | REDMOND LITTLELEAF LINDEN    | B&B      |
| <b>EVERGREEN TREES</b>          |           |     |                                 |                              |          |
| PIS                             | 8" HT.    |     | PINUS STROBUS                   | WHITE PINE                   | B&B      |
| <b>ORNAMENTAL TREES</b>         |           |     |                                 |                              |          |
| AGA                             | 8" HT.    |     | AMELANCHIER GR. 'AUTUMN BRILL.' | AUTUMN BRILL. SERVICEBERRY   | B&B      |
| <b>DECIDUOUS SHRUBS</b>         |           |     |                                 |                              |          |
| AAB                             | 24" HT.   |     | ARONIA ARBUT. 'BRILLIANTISSIMA' | BRILLIANT RED CHOKEBERRY     | B&B      |
| AMA                             | 24" HT.   |     | ARONIA MELANO. 'ELATA'          | ELATA CHOKEBERRY             | B&B      |
| CAB                             | 24" HT.   |     | CORNUS ALBA 'BAILHALO'          | IVORY HALO DOGWOOD           | B&B      |
| FOS                             | 24" HT.   |     | FORSYTHIA X INTERMED. 'SUNRISE' | SUNRISE FORSYTHIA            | B&B      |
| FVB                             | 18" W.    |     | FORSYTHIA VIRIDIS. 'BRONXENSIS' | BRONXENSIS FORSYTHIA         | B&B      |
| HYA                             | 24" HT.   |     | HYDRANGEA 'ANNABELLE'           | ANNABELLE HYDRANGEA          | B&B      |
| VDS                             | 24" HT.   |     | VIBURNUM DENT. 'SYNNESTVEDT'    | CHICAGO LUSTRE VIBURNUM      | B&B      |
| VTC                             | 24" HT.   |     | VIBURNUM TRILOBUM 'ALFREDO'     | ALFREDO AMER. CRANBERRY BUSH | B&B      |
| <b>EVERGREEN SHRUBS</b>         |           |     |                                 |                              |          |
| JCK                             | 24" W.    |     | JUNIPERUS CHINENSIS 'KALLAY'    | KALLAY COMPACT JUNIPER       | B&B      |
| JCS                             | 24" W.    |     | JUNIPERUS CHINENSIS 'SEA GREEN' | SEA GREEN CHINESE JUNIPER    | B&B      |
| TMT                             | 24" W.    |     | TAXUS X MEDIA 'TAUNTON'         | TAUNTON YEW                  | B&B      |
| <b>ORNAMENTAL GRASSES</b>       |           |     |                                 |                              |          |
| CAA                             | #1 CONT.  |     | CALAMAGROSTIS ACUT. 'STRICTUS'  | STRICTUS FEATHER REED GRASS  |          |
| DES                             | #1 CONT.  |     | DESCHAMPIA CESPITOSA            | TUFTED HAIR GRASS            |          |
| <b>GROUNDCOVER / PERENNIALS</b> |           |     |                                 |                              |          |
| ACH                             | #1 CONT.  |     | ACHILLEA MILLE. 'PAPRIKA'       | PAPRIKA YARROW               | 18" O.C. |
| ALS                             | #1 CONT.  |     | ALLUM TANGUT. 'SUMMER BEAUTY'   | SUMMER BEAUTY WILD ONION     | 18" O.C. |
| EFC                             | 4" POT    |     | EUONYMUS FORTUNEI 'COLORATA'    | PURPLELEAF WINTERCREEPER     | 12" O.C. |
| GEM                             | #1 CONT.  |     | GERANIUM SANGUINEUM 'MAX FREI'  | MAX FREI BLOODY CRANESBILL   | 18" O.C. |
| HEM                             | #1 CONT.  |     | HEMEROCALLIS 'STELLA DE ORO'    | STELLA DE ORO DAYLILY        | 15" O.C. |
| LAV                             | #1 CONT.  |     | LAVENDULA 'MUNSTEAD STRAIN'     | MUNSTEAD ENGLISH LAVENDAR    | 24" O.C. |
| NFW                             | #1 CONT.  |     | NEPETA FASSENI 'WALKER'S LOW'   | WALKERS LOW CATMINT          | 24" O.C. |
| PHD                             | #1 CONT.  |     | PHLOX DIVARICATA                | BLUE PHLOX                   | 15" O.C. |
| SED                             | #1 CONT.  |     | SEDUM X 'AUTUMN JOY'            | AUTUMN JOY SEDUM             | 18" O.C. |
| SES                             | #1 CONT.  |     | SESLERIA AUTUMNALIS             | AUTUMN MOOR GRASS            | 15" O.C. |
| SEED                            | SQ. YD.   |     | SEEDED LAWN                     |                              |          |
| SOD                             | SQ. YD.   |     | SODDED LAWN                     |                              |          |



**1** SHADE TREE PLANTING DETAIL NOT TO SCALE



**3** SHRUB PLANTING DETAIL NOT TO SCALE



**2** ORNAMENTAL TREE PLANTING DETAIL NOT TO SCALE

