

**VILLAGE OF VERNON HILLS
ORDINANCE 2022-110**

**AN ORDINANCE GRANTING VARIATIONS FROM APPENDIX C, ZONING,
OF THE VERNON HILLS CODE, TO FACILITATE A REAR ADDITION ON A
RESIDENCE IN THE R-5 DISTRICT (15 WARRINGTON ROAD)**

WHEREAS, the Village of Vernon Hills received a petition by Airoom Architects and Builders, on behalf of Michael and Helene Delman, property owners, requesting variations from Appendix C, Zoning, of the Vernon Hills Code, associated with a proposed rear addition on the existing residence at 15 Warrington Road, legally described below; and

WHEREAS, the Planning and Zoning Commission of the Village of Vernon Hills conducted a public hearing, duly noticed, on September 28, 2022; and

WHEREAS, the Commission, after consideration of the materials and testimony provided by the petitioner, has filed a report making findings of fact in support of the petition in accordance with the standards listed in Section 21.5 of the Zoning Ordinance, and has recommended approval of the petition as described in **Exhibit A** (Planning and Zoning Commission report); and

WHEREAS, the Village Board, having considered the Planning and Zoning Commission report and recommendation at its Committee of the Whole meeting on October 18, 2022, found that sufficient facts were presented which, in its judgment, would justify approving the variations 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 1. The above listed recitals are incorporated into and made part of this Ordinance.

SECTION 2. The following variations from Appendix C, Zoning, of Village of Vernon Hills Code, to facilitate the rear addition on the existing residence at 15 Warrington Road, zoned R5 Single Family Residential (6,500 sq ft lot size) and legally described in Section 3 of this Ordinance, are hereby approved:

1. Section 10.6.1.3, to reduce the rear setback from 30.0' to 19.77'; and
2. Section 10.6.1.3. to increase the permitted floor area ratio from 0.33 to 0.38.

SECTION 3. The variations granted in Section 2 of this ordinance shall apply to the property legally described below:

LOT 55 IN DEERPATH UNIT NO 1, BEING A SUBDIVISION OF THE ONE
HLF OF SECTION 4, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE
THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF,

RECORDED APRIL 22, 1974 AS DOCUMENT 1660326, IN LAKE COUNTY, ILLINOIS.

PIN: 15-04-105-008 (approximately 6,500 sq ft or 0.15 acres)

SECTION 4. The variations granted in Section 2 of this ordinance are illustrated on the following plans and exhibits, by Airoom Architects, dated July 8, 2022, attached hereto as **Exhibit B:**

- Proposed Site Plan
- Proposed first floor plan
- Proposed perspective views
- Proposed elevations

SECTION 5. The variations granted in Section 2 of this ordinance are subject to the following conditions of approval:

1. The development shall comply with all requirements pertaining to site grading. The petitioner shall provide a site grading plan at the time of permit application that is subject to review and approval by the Village Engineer; and
2. The development shall comply with all ordinances and standards of the Village except as may otherwise be provided; and
3. The development will add a secondary egress from the basement (to be determined at permitting) in the form of a deep window well.

SECTION 6. 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 7. 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 8. 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 9. EFFECTIVE DATE. This ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

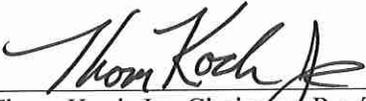
SECTION 10. ORDINANCE NUMBER. This ordinance shall be known as Ordinance Number 2022-110.

Adopted by roll call vote as follows:

AYES: 5 –Forster, Takaoka, Schenk, Marquardt, Koch

NAYS: 0 – None

ABSENT AND NOT VOTING: 2 – Oppenheim, Byrne

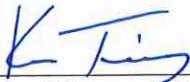


Thom Koch Jr., Chairman Pro Tem

PASSED: 11/01/2022

APPROVED: 11/01/2022

ATTEST: 11/01/2022



Kevin Timony, Village Clerk



EXHIBIT A

Planning and Zoning Commission Report

Delman Residence, 15 Warrington Road

Planning and Zoning Commission
September 28, 2022
7:30 p.m.

I. Call to Order and Roll Call

Chairman Morris called the meeting to order at 7:30 pm.

Attendance: Chairman Morris, Commissioners Hezner, Mulcrone, and Heidner. Commissioner Cotton gave prior notice that she would not be in attendance. A quorum was established.

Also attending: Andrew Jennings, Director of Community Development, and Recording Secretary Heavrin.

II. Public Hearing

Chairman Morris called for the opening of the following public hearing:

1. **Case #22-0010** being an application filed by Maxx Klein, Airoom, 6825 N Lincoln Ave, Lincolnwood, IL 60712, representing Michael & Helen Delman, 15 Warrington Rd, Vernon Hills IL 60061, requesting, pursuant to Appendix C of the Village of Vernon Hills Code of Ordinances, Article 10, Section 10.4.1.3 and 10.6.1.3 and Article 21, Section 21.5, certain variations related to floor area ratio and a rear yard set back on the legally described property.

ALL PERSONS PROVIDING TESTIMONY WERE SWORN IN

Airoom, 6825 N. Lincoln Avenue, Lincolnwood, IL, 60712 – Sam King, Architect

The petitioner is requesting variations to facilitate the construction of a 1-story addition in the rear yard of the residence. The addition would allow a four-season room adjacent to the existing kitchen. A rear yard setback of 30 feet is required. The petitioner is requesting a setback of 19.77 feet (a reduction of 10.23 feet).

The maximum allowable floor area ratio for the property is 0.33 (or 33% of the lot area). Given the lot size of 6,500 sq ft, the maximum permitted floor area is 2,145 sq ft. The proposed square footage of the home is 2,381 sq ft (2,086 sq ft existing, plus an addition of 295 sq ft). The resulting FAR would be 0.37 (a variation of 11.0%, 236 sq ft above the maximum permitted floor area).

The petitioner's statements note that an addition within the required setback would not be functional, and that other homes have similar additions. Staff has reviewed the setbacks of homes in the surrounding area and concurs with the petitioner's assessment. Staff does not have any objection to the requested variations.

PUBLIC NOTICE

Public notices were sent out and no responses were received.

THE HEARING WAS OPENED FOR PUBLIC COMMENT

No one from the public spoke.

Chairman Morris stated before the Commission that there is a standing motion to recommend approval. The following motion was made relating to the petition that the proposal meets the standards for a variation.

Recommend Approval of the Following Variations from Section 10.6.1.3 of Zoning Ordinance, for the property located at 15 Warrington Road, Vernon Hills, Illinois, as described in the application prepared by Airoom Architects, dated August 15, 2022:

1. Reducing the rear yard setback to 19.77 ft (30.0 ft required); and
2. Increasing the floor area ratio to 0.37 (0.33 maximum permitted).

In accordance with the following plans and exhibits by Airoom Architects, dated July 8, 2022:

- Proposed site plan
- Proposed first floor plan
- Proposed perspective views
- Proposed elevations

And with the Following Conditions of Approval:

1. The development shall comply with all requirements pertaining to site grading. The petitioner shall provide a site grading plan at the time of permit application that is subject to review and approval by the Village Engineer; and
2. The development shall comply with all ordinances and standards of the Village except as may otherwise be provided; and
3. The development will add a secondary egress from the basement (to be determined at permitting) in the form of a deep window well.

Second by Commissioner Mulcrone

Commissioner Heidner feels the property maintains a reasonable use and does not feel it qualifies as a criteria for granting a variance and will not vote against it but feels it is a flaw in the Illinois statutes. Commissioner Hezner added that the Vernon Hills community is constantly growing and continues to be a remarkable community that he expects many other homeowners will follow suite to add onto their homes. The Commissioners agreed with Commissioner Hezner's sentiments.

AYES: 4 – Mulcrone, Hezner, Heidner, Chairman Morris

NAYS: 0 – None

ABSENT: 1 – Cotton
Motion approved.

Property owners, Michael and Helene Dalman thanked the Commissioners for approving their request.

THE PUBLIC HEARING WAS CLOSED AT 7:39

III. Approval of the September 7, 2022 Planning & Zoning Commission minutes

Chairman Morris motioned, second by Commissioner Heidner to approve the minutes of the September 7, 2022 Planning & Zoning meeting with the correction noted on page 3.

All in favor vote.
Motion was unanimously approved.

IV. Development Review

DCD Jennings reported that the GuidePost Montessori and Townline Commons (signs and landscaping) were approved through the Committee of the Whole and will go to final vote at the Board Meeting on October 6, 2022. It is anticipated that Phase 2 of the Hawthorn mall renovation, the Carson's site, will be voted on as well. Planning and Zoning will have two public hearings on October 12, 2022. The two hearings are for a Montessori School in the Atrium Complex and for a steakhouse, which will be an amendment to the Hawthorn PUD at the southwest corner of Ring Road and Milwaukee Avenue.

V. General Public Comments

There were no comments.

VI. Adjournment

With no further items on the agenda, Chairman Morris motioned, second by Commissioner Hezner, to adjourn the meeting.

All in favor vote.
Motion was unanimously approved.

The meeting adjourned at 7:46 PM.

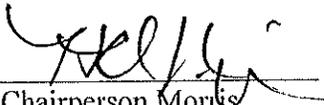
Respectfully submitted,

Andrew Jennings

Director of Community Development

Distribution:
President and Board of Trustees
Village Manager/Village Clerk
Commission Members

10/12/2022
Approval Date


Chairperson Morris


Secretary Heidner

EXHIBIT B

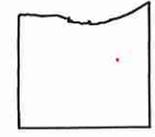
Plans and Exhibits (Zoning Variations)

Delman Residence, 15 Warrington Road

15 Warrington Road



Sources: Parcels: Lake County GIS Division
layer2; Source: Esri/ArcGIS Online Imagery, and the GIS User Community



Lake County, Illinois

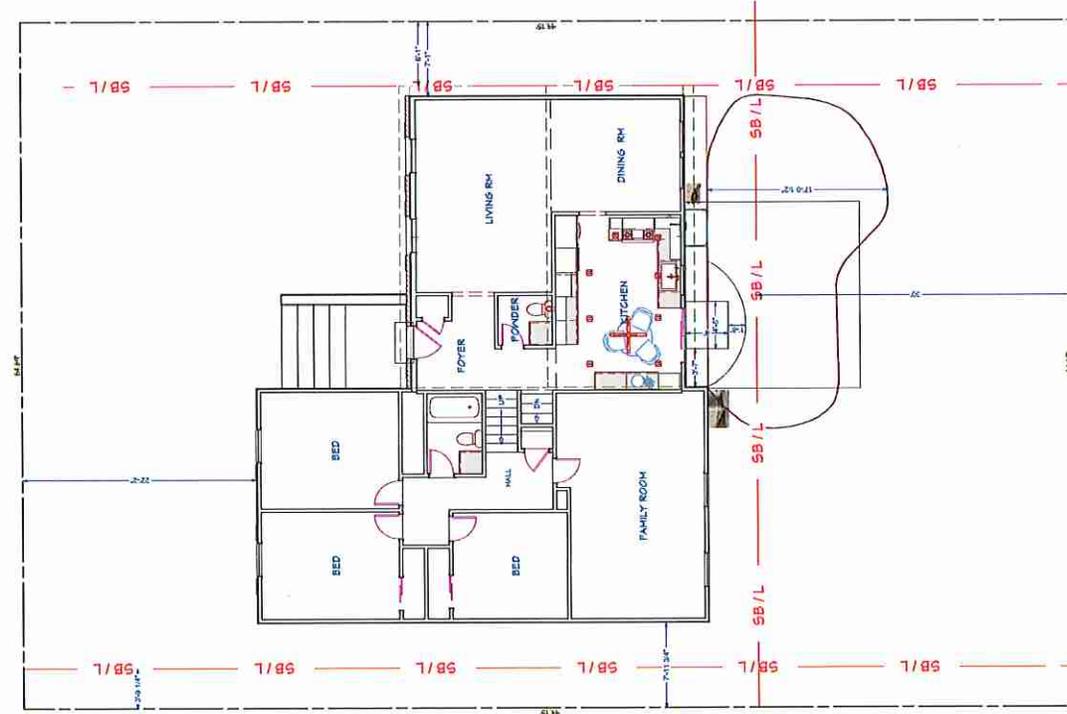
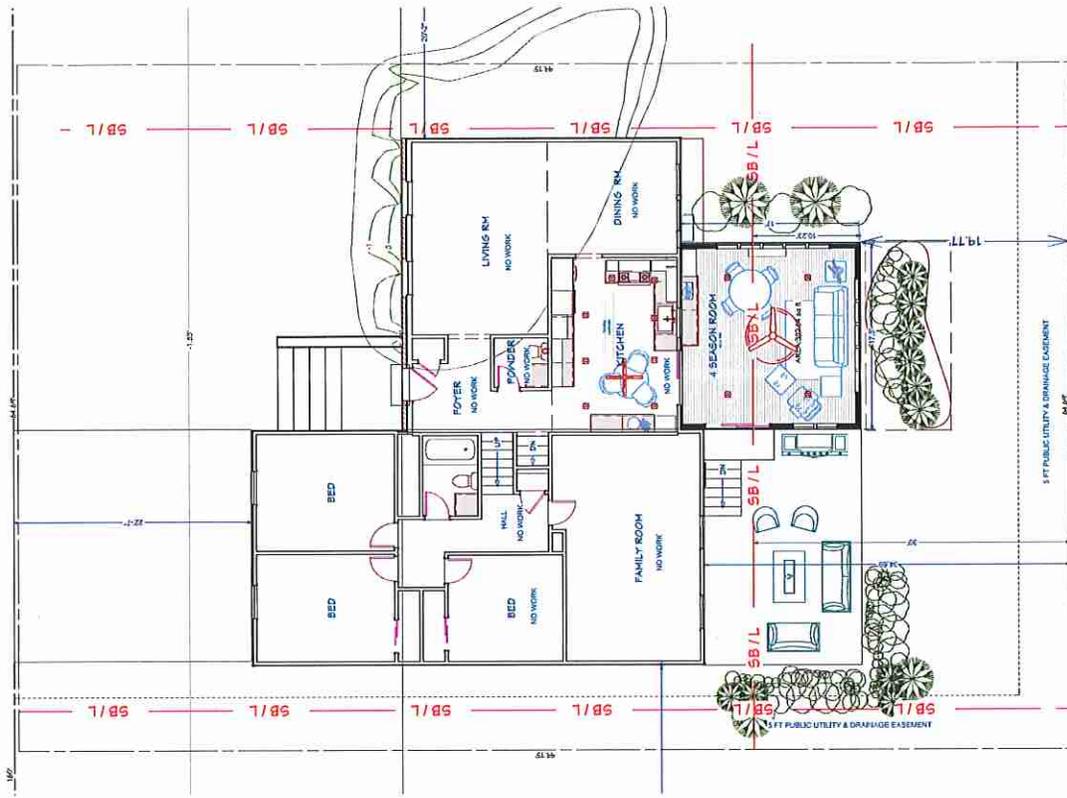


Map Printed on 8/26/2022



-  Override 1
-  Tax Parcel Lines
-  Tax Parcel Information

Disclaimer: The selected feature may not occur anywhere in the current map extent. A Registered Land Surveyor should be consulted to determine the precise location of property boundaries on the ground. This map does not constitute a regulatory determination and is not a base for engineering design. This map is intended to be viewed and printed in color.



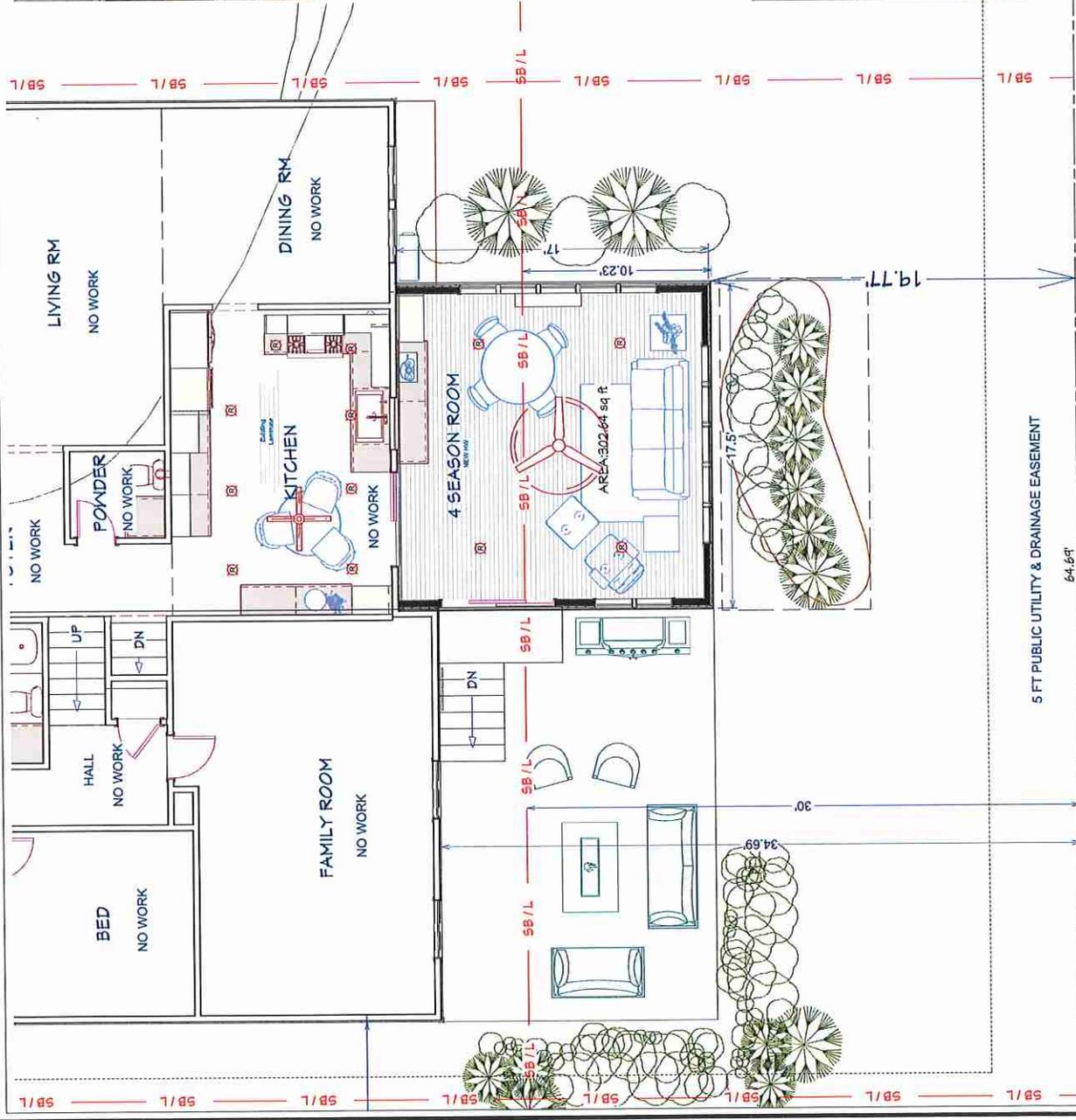
SITE PLAN EXISTING & PROPOSED
SCALE: 1/8"=1'

DELMAN RESIDENCE

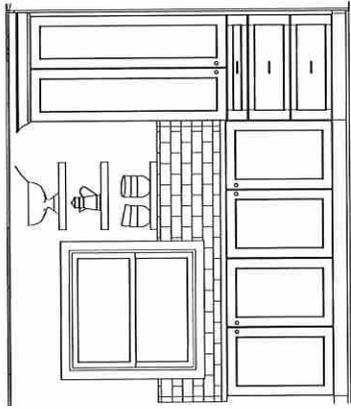
15 WARRINGTON ROAD, VERNON HILLS, IL

AIROOM
 ARCHITECTS - BUILDERS - REMODELERS
 SINCE 1958

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INTERIOR PERSPECTIVE VIEW



CABINET WALL ELEVATION



PROPOSED FIRST FLOOR PLAN
SCALE: 1/4"=1'

DELMAN RESIDENCE

15 WARRINGTON ROAD, VERNON HILLS, IL

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SINCE 1998

IKO CABRIDGE ARCHITECTURAL SHINGLES
BROWN TONE TO MATCH A.C.A.P.

ALSIDE VINYL LAP SIDING 4" EXPOSURE
COLOR: RIVIERA DUSK

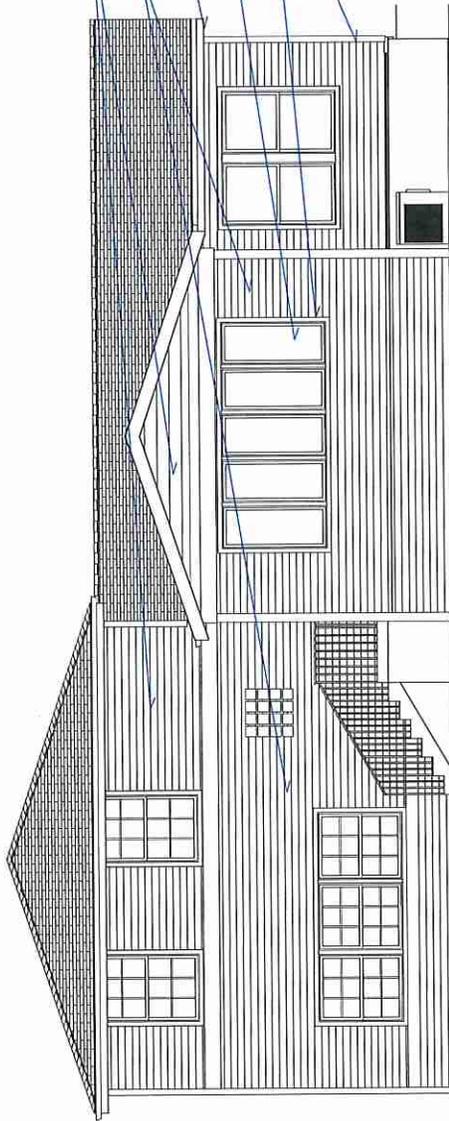
ALSIDE VINYL LAP SIDING 4" EXPOSURE
COLOR: TUSCAN CLAY

VYNIL 3/4" X 10" FASCIA TRIM
COLOR: WHITE

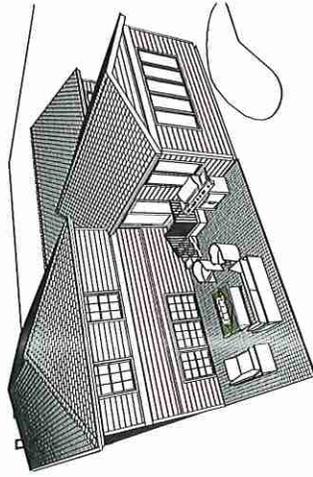
VYNIL SIERRA PACIFIC CASEMENT
WINDOW

VYNIL 3/4" X 4" WINDOW TRIM
COLOR: WHITE

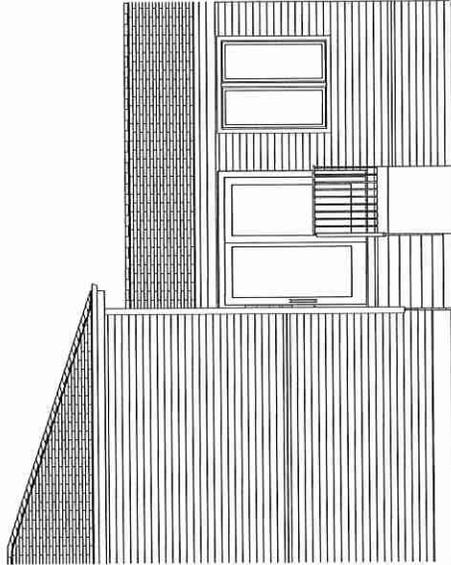
VYNIL 3/4" X 4" CORNER TRIM
COLOR: WHITE



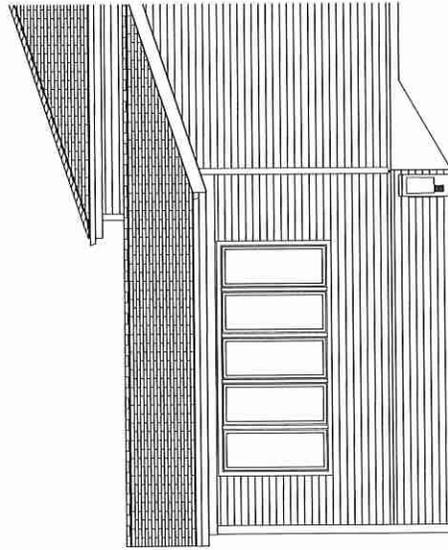
SOUTHEAST ELEVATION
REAR



PERSPECTIVE OVERVIEW



SOUTHWEST ELEVATION



NORTHEAST ELEVATION



EXTERIOR PERSPECTIVE VIEW

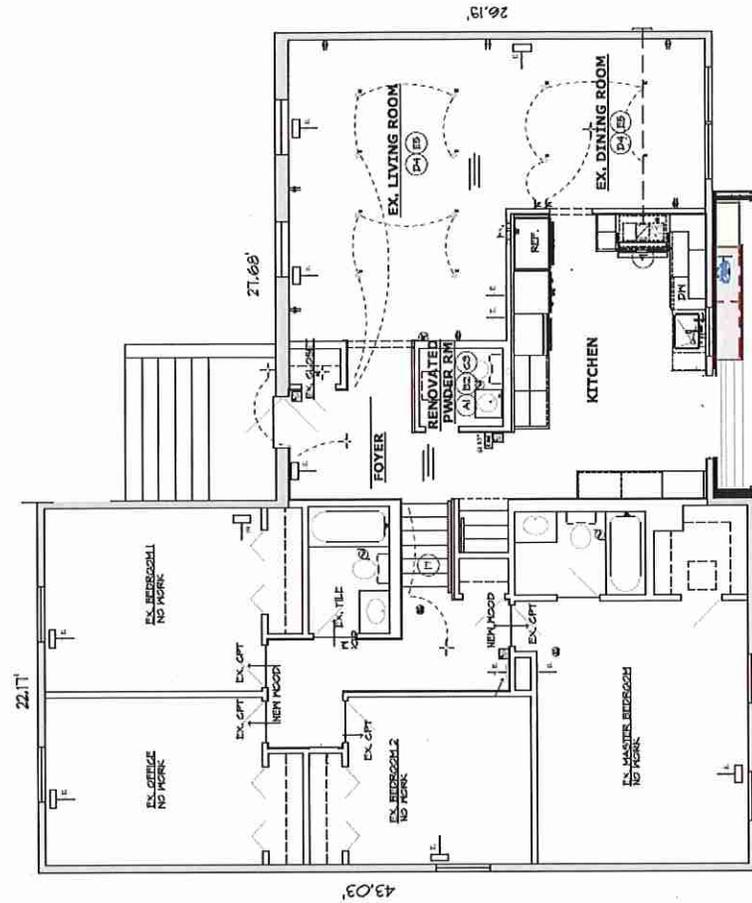
Item	Material	Manufacturer
Roof	Architectural Shingles	Iko
Siding	Vinyl Lap Siding	Alside
Garner	Aluminum	ACM
Fascia	Vinyl	Alside
Soffit	Vinyl	Alside
Trim	Vinyl	Alside
Window	Vinyl	Alside

PROPOSED ELEVATIONS
SCALE: 1/4"=1'

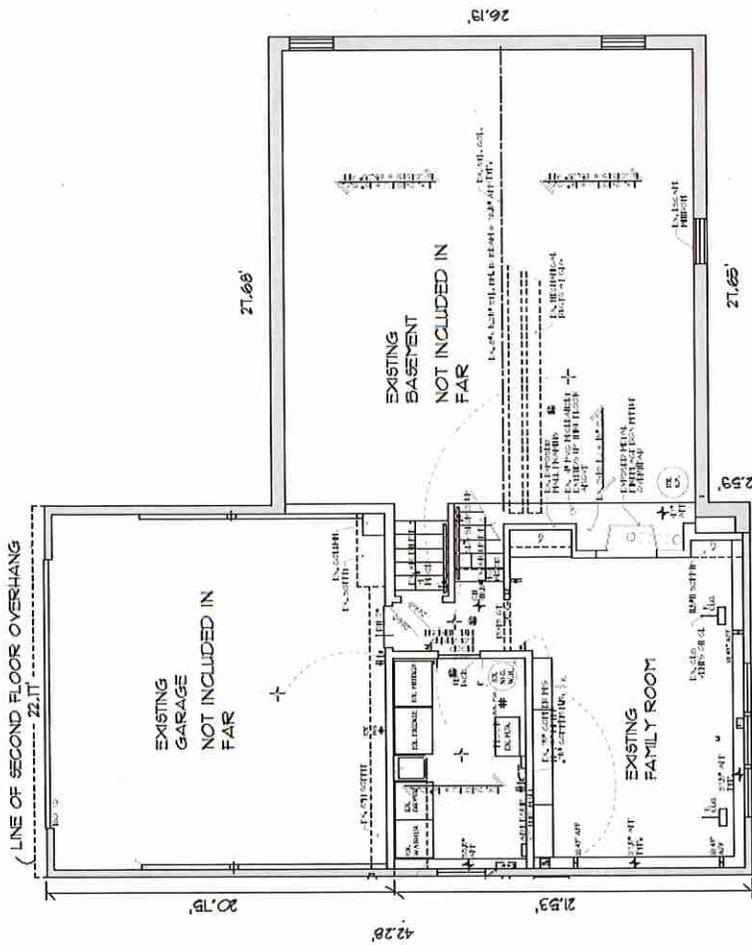
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DELMAN RESIDENCE
15 WARRINGTON ROAD, VERNON HILLS, IL

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FIRST AND SECOND FLOOR PLAN



LOWER LEVEL AND BASEMENT PLAN

FLOOR AREA CALCULATIONS
LOWER LEVEL = 22.23' X 21.53' = 478.61 S.F.
FIRST FLOOR = 27.68' X 26.13' = 723.55 S.F.
SECOND FLOOR = 22.23' X 43.03' = 956.55 S.F.
PROPOSED ADDITION = 17.50' X 17.00' = 297.50 S.F.
TOTAL EXIST & PROPOSED = 2,456.21 S.F.
PROPOSED FAR = 2,456.21 / 6,500 = 37.78%
R5 ZONING ALLOWABLE 33%