

VILLAGE OF VERNON HILLS

ORDINANCE NO. 2013-009

AN ORDINANCE GRANTING APPROVAL OF FAÇADE RENOVATIONS FOR ROSS  
DRESS FOR LESS LOCATED AT 701 NORTH MILWAUKEE, VILLAGE OF VERNON  
HILLS, LAKE COUNTY

THE 19<sup>th</sup> DAY OF FEBRUARY 2013

Published in pamphlet form by the Authority of the  
President and Board of Trustees of the Village of  
Vernon Hills, Lake County, Illinois, this 20<sup>th</sup> Day of  
February 2013

**ORDINANCE NO. 2013-009**

**AN ORDINANCE GRANTING APPROVAL OF FAÇADE RENOVATIONS FOR ROSS DRESS FOR LESS LOCATED AT 701 NORTH MILWAUKEE, VILLAGE OF VERNON HILLS, LAKE COUNTY**

**WHEREAS**, Rodd Dress For Less has petitioned the Village of Vernon Hills for approval of façade renovations in connection with their new store located in Rivertree Court Shopping Center, 701 North Milwaukee Avenue; and

**WHEREAS**, the Vernon Hills Code of Ordinances requires owners to seek approval from the Board of Trustees prior to exterior renovation of commercial buildings; and

**WHEREAS**, the Board of Trustees, having reviewed and considered the façade renovations at their Committee of the Whole meeting on February 5, 2013, found that the façade renovations sufficiently comply with the requirements and standards of the Villages' Code of Ordinances and which, in its judgment, would justify it in recommending 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 Code of Ordinances, as amended, approval of the façade renovations for Ross Dress For Less, 701 North Milwaukee Avenue is hereby granted subject to the following conditions:

1. Compliance with the elevation drawings prepared by JTS Architects, dated January 13, 2013.
2. Compliance with letter from JTS Architects, dated January 16, 2013 regarding the proposed renovation.

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

**SECTION V. ORDINANCE NUMBER.** This ordinance shall be known as Ordinance  
Number 2013-009

Adopted by roll call vote as follows:

AYES: 5 – Hebda, Koch, Marquardt, Schultz, Byrne

NAYS: 0 - None

ABSENT AND NOT VOTING: 2 – Williams, Schwartz

  
\_\_\_\_\_  
Roger L. Byrne  
Village President

PASSED: 2/19/2013

APPROVED: 2/19/2013

PUBLISHED IN PAMPHLET FORM: 2/20/2013

ATTEST:

  
\_\_\_\_\_  
Michael S. Allison, Village Clerk

AFFIDAVIT OF SERVICE

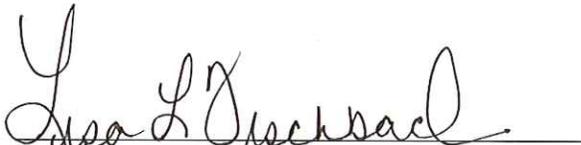
STATE OF ILLINOIS     )  
  )  
COUNTY OF LAKE     )

I, MICHAEL S. ALLISON, BEING FIRST DULY APPOINTED, DEPOSES AND SAYS ON OATH THAT AS VILLAGE CLERK OF THE VILLAGE OF VERNON HILLS, HE DID CAUSE THE FOREGOING CERTIFICATE FOR ORDINANCE 2013-009, AN ORDINANCE GRANTING APPROVAL OF FAÇADE RENOVATIONS FOR ROSS DRESS FOR LESS LOCATED AT 701 NORTH MILWAUKEE, VILLAGE OF VERNON HILLS, LAKE COUNTY TO BE POSTED IN THE VILLAGE HALL AS REQUIRED BY LAW FROM FEBRUARY 20, 2013 TO MARCH 4, 2013.



\_\_\_\_\_  
MICHAEL S. ALLISON, VILLAGE CLERK

SUBSCRIBED AND SWORN TO  
BEFORE ME THIS 20<sup>th</sup> DAY OF  
FEBRUARY 2013

  
\_\_\_\_\_  
Notary Public

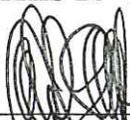
STATE OF ILLINOIS )  
 )  
COUNTY OF LAKE )

CERTIFICATE

I, MICHAEL S. ALLISON, CERTIFY THAT I AM THE DULY APPOINTED VILLAGE CLERK OF THE VILLAGE OF VERNON HILLS, LAKE COUNTY, ILLINOIS. I FURTHER CERTIFY THAT ON FEBRUARY 19, 2013, THE CORPORATE AUTHORITIES OF SUCH MUNICIPALITY PASSED AND APPROVED ORDINANCE 2013-009, AN ORDINANCE GRANTING APPROVAL OF FAÇADE RENOVATIONS FOR ROSS DRESS FOR LESS LOCATED AT 701 NORTH MILWAUKEE, VILLAGE OF VERNON HILLS, LAKE COUNTY.

THE PAMPHLET FOR ORDINANCE NO. 2013-009, INCLUDING THE ORDINANCE AND A COVER SHEET THEREOF WAS PREPARED, AND A COPY OF SUCH ORDINANCE WAS POSTED IN THE VILLAGE HALL, COMMENCING FEBRUARY 20, 2013 AND CONTINUING FOR AT LEAST TEN DAYS THEREAFTER. COPIES OF SUCH ORDINANCE WERE ALSO AVAILABLE FOR PUBLIC INSPECTION UPON REQUEST IN THE OFFICE OF THE VILLAGE CLERK.

DATED IN VERNON HILLS, ILLINOIS, THIS 20<sup>th</sup> DAY OF FEBRUARY, 2013

  
\_\_\_\_\_  
MICHAEL S. ALLISON, VILLAGE CLERK

SEAL



January 16, 2013

Mr. Mike Atkinson,  
Building Commissioner  
Village of Vernon Hills  
290 Evergreen Dr.  
Vernon Hills, IL 60061

**Re: Ross Dress for Less**  
**701 N. Milwaukee Ave**  
JTS Job No. 2286

Dear Mr. Atkinson,

Attached to this letter is the site plan showing the location and front exterior elevation, both existing and proposed, for your review and comment. I have also included a picture of the existing elevation for your use.

There will be some modifications to the existing facade as shown on the attached drawings/pictures. We are proposing to relocate the top coping of the front façade and extending the masonry up and providing new EIFS/Masonry for the relocated stone coping. The brick will match existing. We will also be modifying the storefront below to accommodate storefront modifications as requested by tenant.

At this point we are not asking for any signage variances, as this will be addressed by the sign contractor.

Should you develop any questions regarding this response please contact our office.

Sincerely,

JTS Architects



Enrique Castel  
Project Architect

Cc: Dean Lev, Inland  
File

Enc.

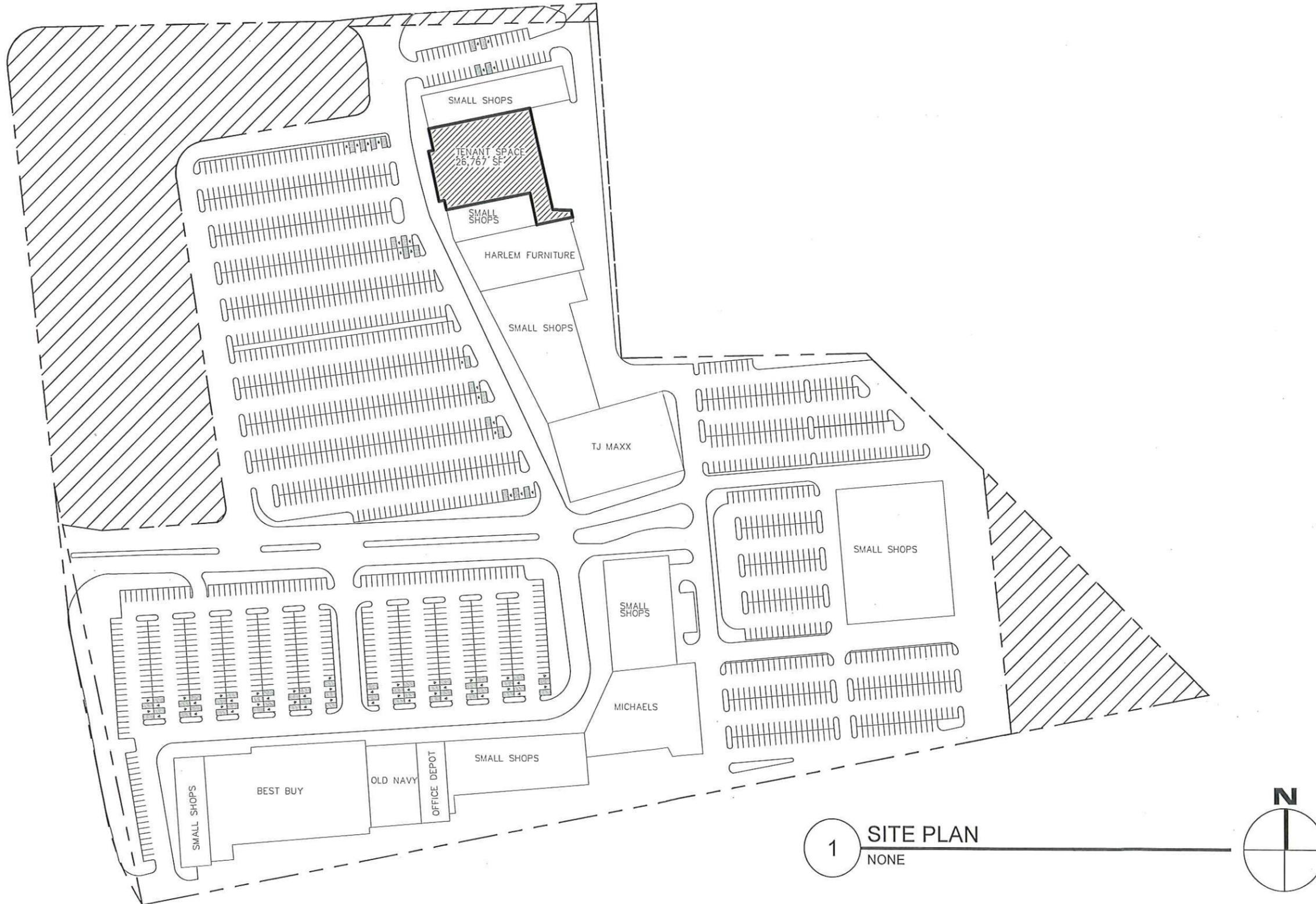
# Legend

N



1 inch = 150 feet





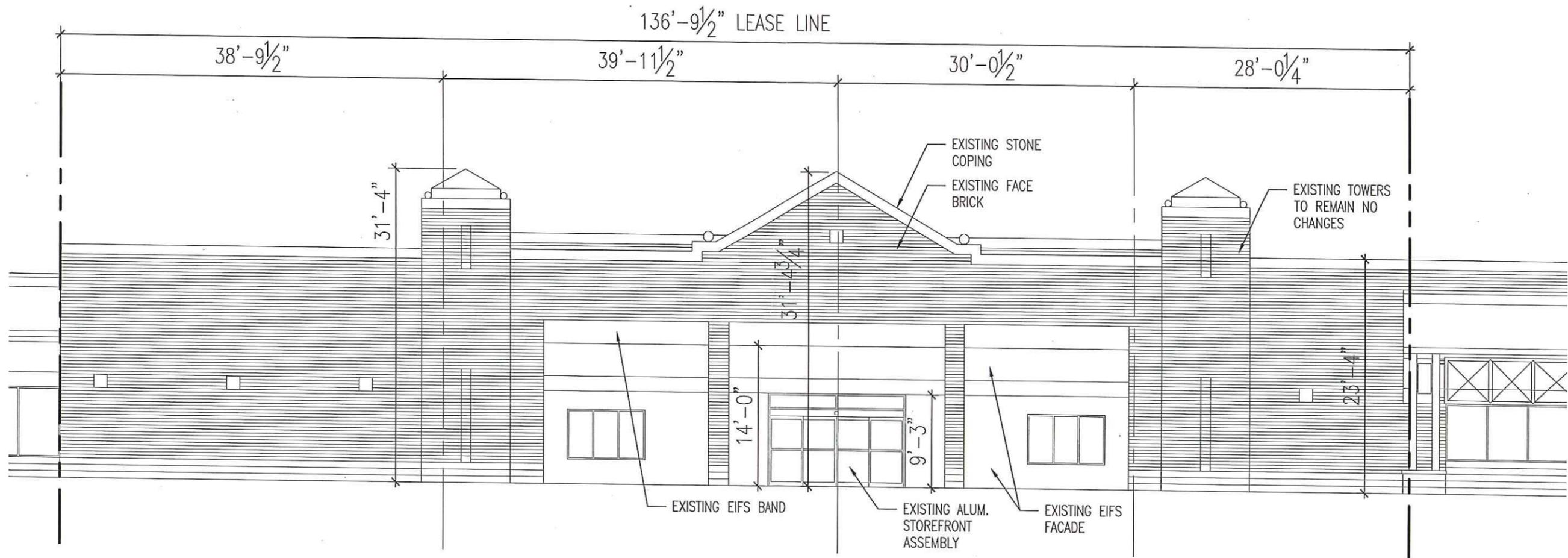
1 SITE PLAN  
NONE



<b>JTS</b> ARCHITECTS <small>450 E. Higgins Rd. Elk Grove Village, IL 60007 . P 847 952 9970 . F 847 952 9974</small>	<b>INLAND COMM PROP MGMT</b> ROSS STORE 1623 <small>701 N MILWAUKEE VERNON HILLS, ILLINOIS</small>	Date:	01-16-13	ASK <b>02</b>
		Sheet / Drawing:		
		Job #	2286	



1 FRONT ELEVATION  
 1/16" = 1'-0"



1 EXISTING FACADE (WEST)  
 3/32" = 1'-0"