

VILLAGE OF VERNON HILLS

ORDINANCE NO. 2012-043

AN ORDINANCE GRANTING A VARIATION FROM THE SIGN CODE FOR MARKET PLACE LOCATED AT 493 N. MILWAUKEE AVENUE, IN THE VILLAGE OF VERNON HILLS, LAKE COUNTY

THE 24th DAY OF JULY 2012

Published in pamphlet form by the Authority of the President and Board of Trustees of the Village of Vernon Hills, Lake County, Illinois, this 26th Day of July 2012

ORDINANCE NO. 2012-043

AN ORDINANCE GRANTING A VARIATION FROM THE SIGN CODE FOR MARKET PLACE LOCATED AT 493 N. MILWAUKEE AVENUE, IN THE VILLAGE OF VERNON HILLS, LAKE COUNTY

WHEREAS, Market Place Shopping Center located at 493 N. Milwaukee Avenue Vernon Hills, IL, filed an application on May 25, 2012 requesting a variation from the Sign Code, Section 19-5(3) to allow a private traffic directional sign to be 20 square feet in lieu of the maximum permitted size of 3 square feet and Section 19-5(3) to allow the name of the tenants to be displayed, which is otherwise not permitted; and

WHEREAS, A public hearing was conducted on this application by the Zoning Board of Appeals at its meeting of June 14, 2012, after due notice thereof by publication, mailing and posting of the property; and

WHEREAS, The Zoning Board of Appeals having fully heard the testimony, found that sufficient facts were presented which, in its judgment, would justify recommending approval of a variation from Section 19-5(3) to allow a private traffic directional sign to be 20 square feet in lieu of the maximum permitted size of 3 square feet and Section 19-5(3) to allow the name of the tenants to be displayed, which is otherwise not permitted; and

WHEREAS, The Committee of the Whole at its meeting on July 10, 2012, having fully heard the testimony, found that sufficient facts were presented which, in its judgment, would justify recommending approval the variation; and

WHEREAS, The Village Board of Trustees have, with the findings of the Zoning Board of Appeals, found: 1) that the property in question cannot yield a reasonable return if required to be used only under the conditions allowed by the regulations of the code; 2) that the plight of the owner is due to unique circumstances; and 3) that variation if granted would not alter the essential character of the neighborhood.

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 Sign Code, as amended, a variation from Section 19-5(3) to allow a private traffic directional sign to be 20 square feet in lieu of the maximum permitted size of 3 square feet and Section 19-5(3) to allow the name of the tenants to be displayed, which is otherwise not permitted is hereby approved subject to the following conditions:

1. The sign shall be located as shown on the site plan titled, "Mid-America Asset Management", dated May 25, 2012; and

2. The sign shall be designed in accordance with the elevation drawings, titled, "Mid-America Asset Management", dated May 25, 2012.

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.

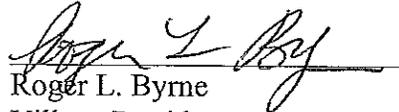
SECTION V. ORDINANCE NUMBER. This ordinance shall be known as Ordinance Number 2012-043

Adopted by roll call vote as follows:

AYES: 6 – Schultz, Marquardt, Williams, Schwartz, Hebda, Koch

NAYS: 0 None

ABSENT AND NOT VOTING: 0 - None


Roger L. Byrne
Village President

PASSED: 7/24/2012

APPROVED: 7/24/2012

PUBLISHED IN PAMPHLET FORM: 7/26/2012

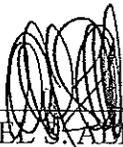
ATTEST:


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 2012-043, AN ORDINANCE GRANTING A VARIATION FROM THE SIGN CODE FOR MARKET PLACE LOCATED AT 493 N. MILWAUKEE AVENUE, IN THE VILLAGE OF VERNON HILLS, LAKE COUNTY



MICHAEL S. ALLISON, VILLAGE CLERK

SUBSCRIBED AND SWORN TO BEFORE
THIS 26th DAY OF JULY 2012



Notary Public

