

VILLAGE OF VERNON HILLS

ORDINANCE NO. 2010-025A

AN ORDINANCE GRANTING FINAL APPROVAL FOR PROPOSED
AMENDMENTS TO THE FINAL SITE, LANDSCAPING AND BUILDING
ELEVATION PLANS FOR HAWTHORN HILLS FASHION SQUARE, IN THE
VILLAGE OF VERNON HILLS, LAKE COUNTY.

THE 6TH DAY OF APRIL 2010

Published in pamphlet form by the
Authority of the President and Board
Of Trustees of the Village of Vernon
Hills, Lake County, Illinois, this 7th
Day of April 2010

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VILLAGE OF VERNON HILLS, LAKE
COUNTY.**

WHEREAS, Harvey Tessler representing Chase Properties, owner of the property, in regard to property legally described in Exhibit A, has petitioned the Village of Vernon Hills, pursuant to the Vernon Hills Zoning Ordinance of 1982, as amended, to amend the final site and landscaping plans and building elevations for property commonly known as "Hawthorn Hills Fashion Square."

WHEREAS, Chase Properties, has requested approval to amend the approved landscaping plans to include refurbishing the existing plant beds throughout the property with new plants and the addition of new beds adjacent to Dick's Sporting Goods.

WHEREAS, Chase Properties, has also requested approval of changes to the building elevations which include removal of old glass canopies and replacing them with accent banding, cornices and colored awnings.

WHEREAS, Chase Properties has requested approval of the new Dick's Sporting Goods elevation which will include removal of the existing façade and replacing it with a combination of brick and dryvit, consistent with the Dick's prototypical elevation.

WHEREAS, after the public meeting held March 3, 2010 and continued from time to time 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 and recommended approval of said changes subject to certain conditions.

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, the amended final site and landscaping plans and building elevations for property commonly known as "Hawthorn Hills Fashion Square" and including the Dick's

Sporting Goods store are hereby approved. Said approvals are subject to the conditions listed below in Exhibit B.

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.

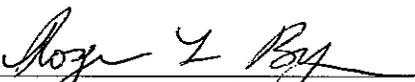
SECTION V. ORDINANCE NUMBER. This ordinance shall be known as Ordinance Number 2010-025A.

Adopted by roll call vote as follows:

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

NAYS: 0-None

ABSENT AND NOT VOTING: 0-None


Roger L. Byrne, Village President

PASSED: 4/06/2010

APPROVED: 4/06/2010

PUBLISHED IN PAMPHLET FORM: 4/07/2010

ATTEST:


Linda Pelletier, Village Clerk



Exhibit A
Legal Description

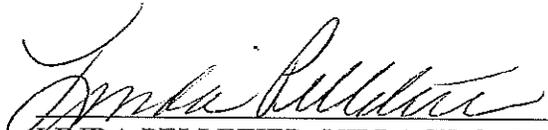
Exhibit B Conditions of Approval

- a. General compliance with the Proposed Façade Renovation plans prepared by TMA with a received date of February 18, 2010 and consisting of 3 pages.
- b. General Compliance with the amended Landscape Development Plans prepared by David R. McCallum Associates, Inc with a revised date of February 8, 2010 and consisting of one page.
- c. Review and approval of revised 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 such as the use of prairie drop seed grasses within the parking lot islands where, in his opinion, the substitution is appropriate for this project.
- d. Compliance with all ordinances and standards of the Village.
- e. The Petitioner is encouraged to work with staff on the awning colors.
- f. Make appropriate masonry change at the Dick's entry location, both real and faux entry so that it ties in with the existing elevation. The EFIS shouldn't be lower than the height of the doors.
- g. The Petitioner was encouraged to work with the Village on the Milwaukee Avenue entrance and the intersection immediately inside the Route 60 entrance.

AFFIDAVIT OF SERVICE

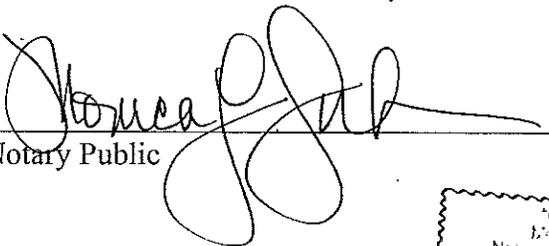
STATE OF ILLINOIS)
)
COUNTY OF LAKE)

I, LINDA PELLETIER, BEING FIRST DULY APPOINTED, DEPOSES AND SAYS ON OATH THAT AS VILLAGE CLERK OF THE VILLAGE OF VERNON HILLS, SHE DID CAUSE THE FOREGOING CERTIFICATE FOR ORDINANCE 2010-025A, AN ORDINANCE GRANTING FINAL APPROVAL FOR PROPOSED AMENDMENTS TO THE FINAL SITE, LANDSCAPING AND BUILDING ELEVATION PLANS FOR HAWTHORN HILLS FASHION SQUARE, IN THE VILLAGE OF VERNON HILLS, LAKE COUNTY.



LINDA PELLETIER, VILLAGE CLERK

SUBSCRIBED AND SWORN to Before
Me this 22 day of April, 2010



Notary Public

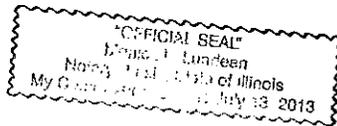
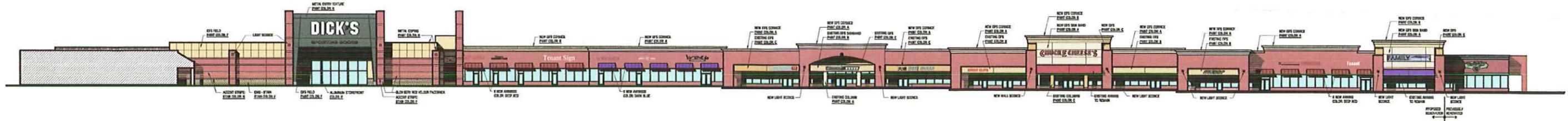


Exhibit A
Ordinance 2010-025

LEGAL DESCRIPTION
Hawthorn Hills Fashion Square

Lot 5 on the final plat of Subdivision of Hawthorn Hills Fashion Square, being a subdivision of part of the Northwest Quarter of Section 3 and the Northeast Quarter of Section 4, Township 43 North, Range 11, East of the Third Principal Meridian, according to the plat thereof recorded August 1, 1986 as document number 2467230, in the Village of Vernon Hills, in Lake County, Illinois.



North Wing - East Elevation
Scale: 1" = 60'-0"

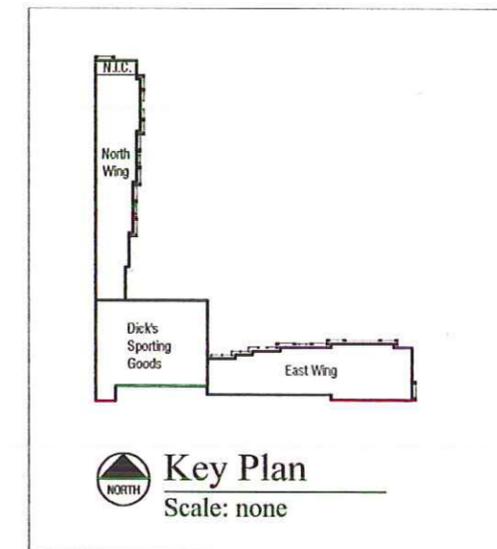


East Wing - North Elevation
Scale: 1" = 60'-0"



East Wing - East Elevation
Scale: 1" = 60'-0"

EXTERIOR MATERIALS COLOR KEY	
TAG	PAINT/STAIN COLOR (SHERWIN WILLIAMS)
A	SW 6119 - ANTIQUE WHITE
B	SW 6120 - BELIEVABLE BUFF
C	SW 6122 - CAMELBACK
D	SW 6138 - ARTIFACT
E	SW 6199 - RARE GRAY
F	SW 0022 - CAEN STONE
G	SW 6012 - BROWSE BROWN
H	DSG - EXTERIOR HARTFORD GREEN



Proposed Façade Renovations HAWTHORN HILLS FASHION SQUARE

CHASE PROPERTIES LTD.

25825 Science Park Drive
Suite 355
Beachwood, Ohio 44122

Vernon Hills, Illinois 60061

RECEIVED

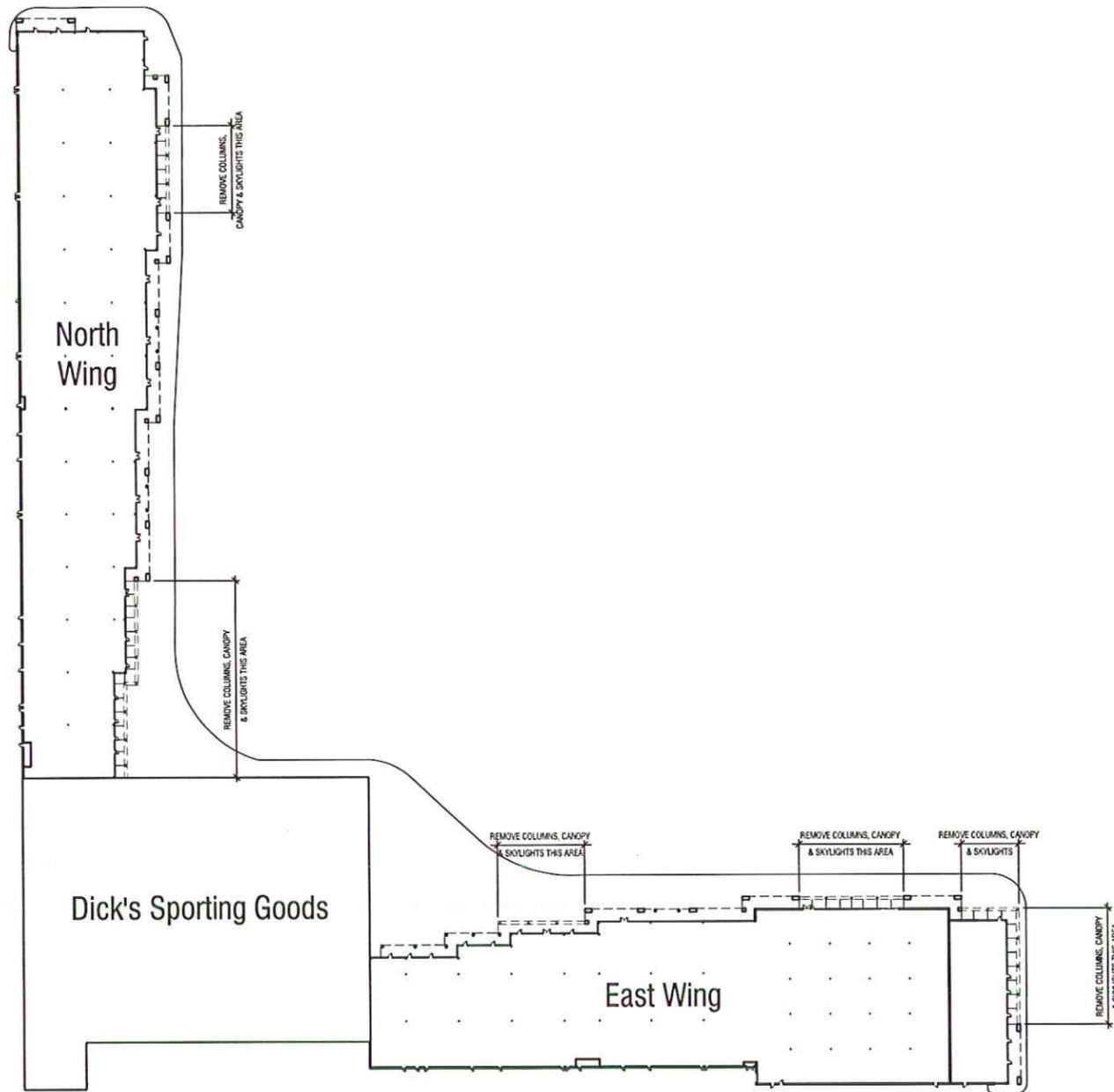
FEB 18 2010

COMMUNITY DEVELOPMENT
DEPARTMENT

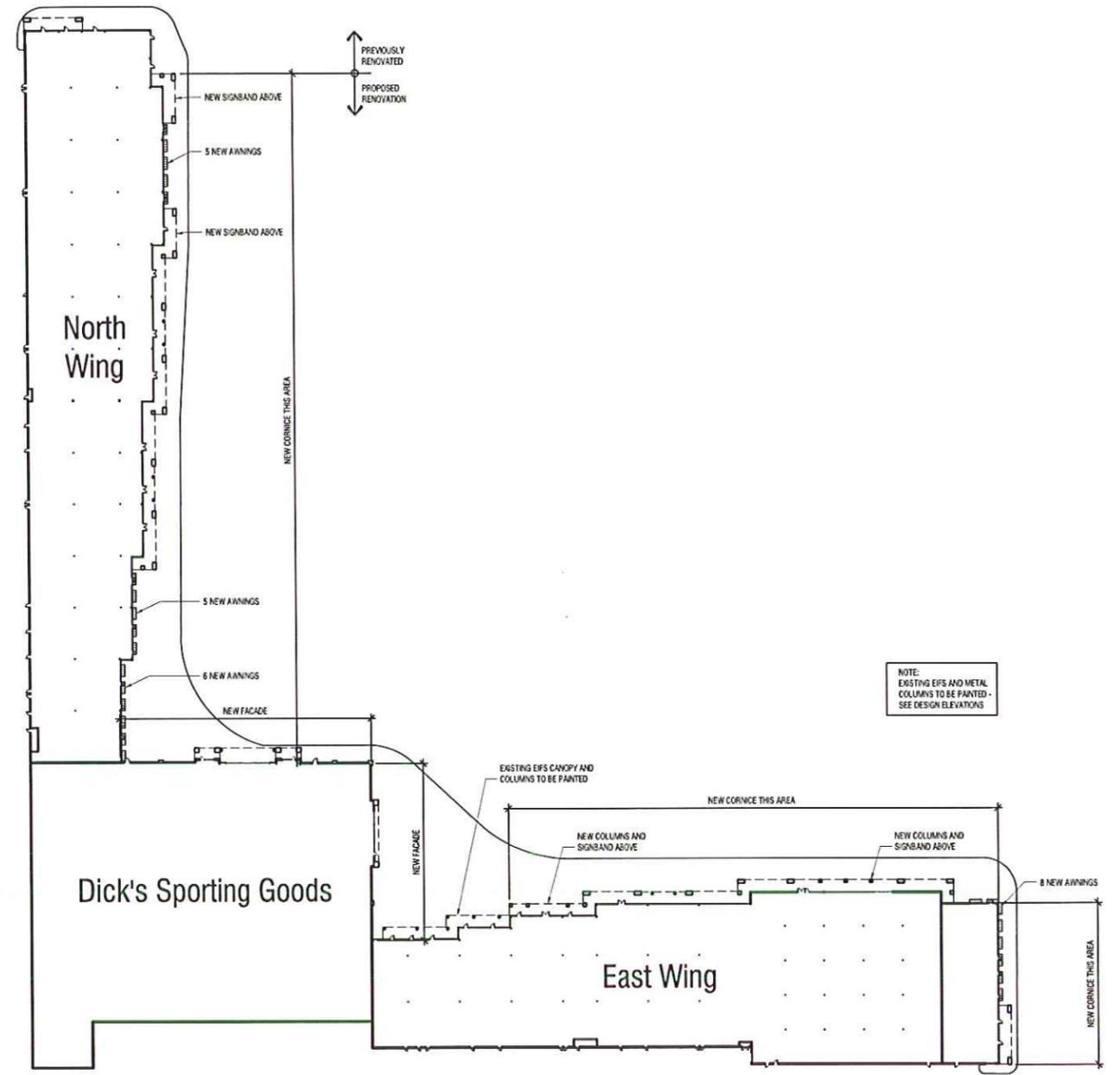
TMA
Architecture - Interiors - Planning
Timothy Morgan Associates
www.timothymorganassociates.com

Project No. 09-047 01/29/10
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1707 Sherman Road
Suite 205
Northbrook, Illinois 60062
224 383-0300 phone
224 383-0301 fax



 Demolition Plan
Scale: 1" = 60'-0"



 Renovation Plan
Scale: 1" = 60'-0"

Proposed Facade Renovations HAWTHORN HILLS FASHION SQUARE

CHASE PROPERTIES LTD.

25825 Science Park Drive
Suite 355
Beachwood, Ohio 44122

Vernon Hills, Illinois 60061

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Proposed Facade Renovations
HAWTHORN HILLS FASHION SQUARE

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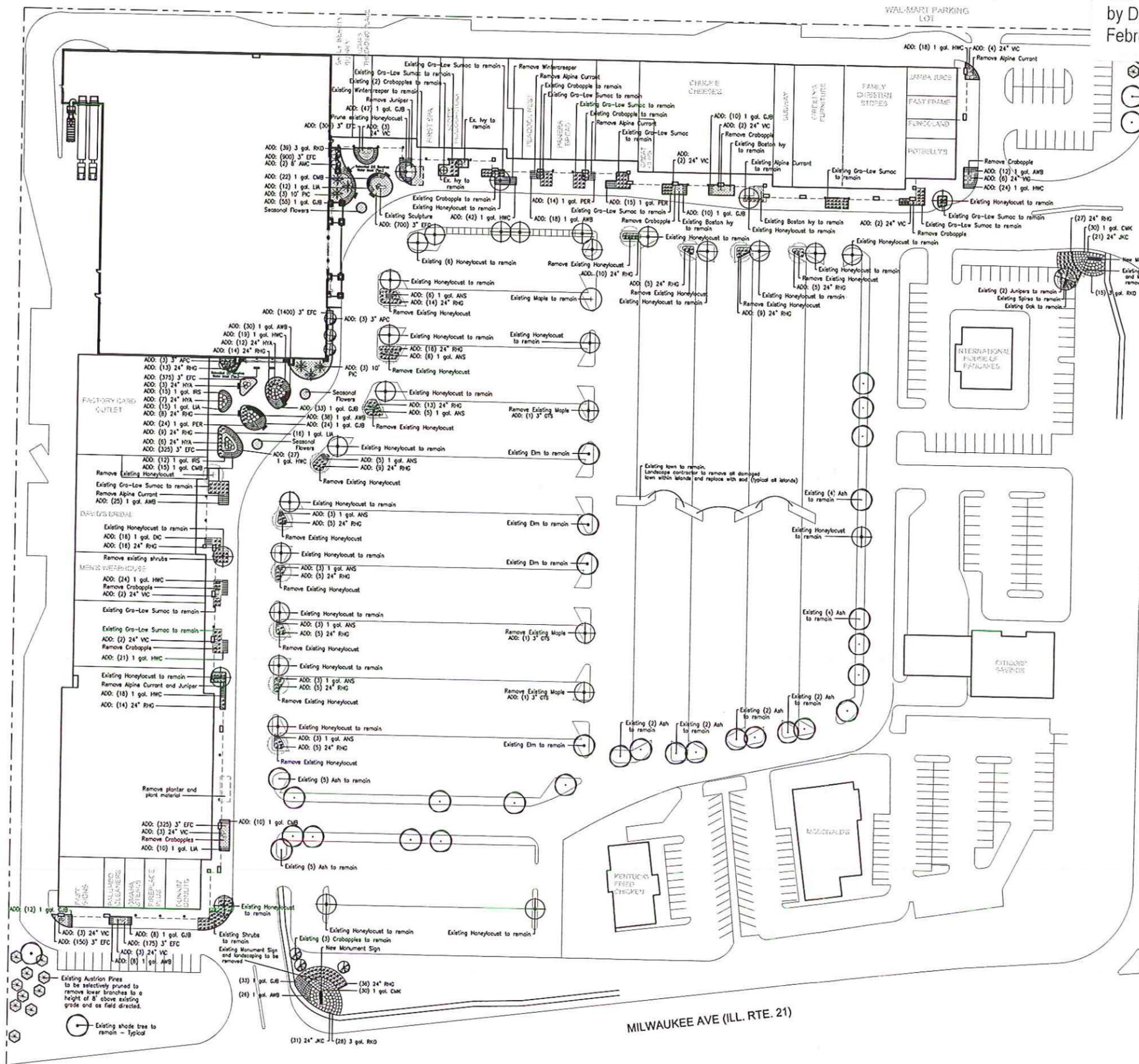
1707 Shermer Road
Suite 205
Northbrook, Illinois 60062
224 383-0300 phone
224 383-0301 fax

ORDINANCE 1010-25 Exhibit B (2) General Compliance with the amended Landscape Development Plans prepared by David R. McCallum Associates, Inc with a revised date of February 8, 2010 and consisting of one page.

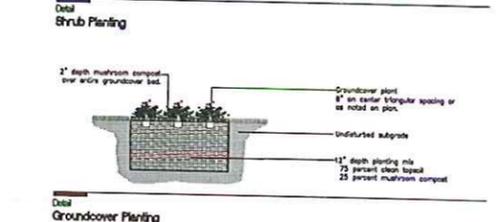
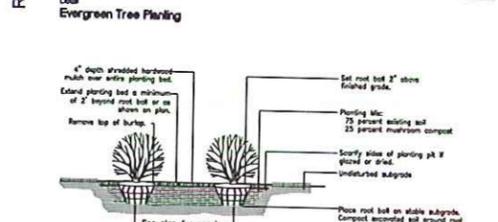
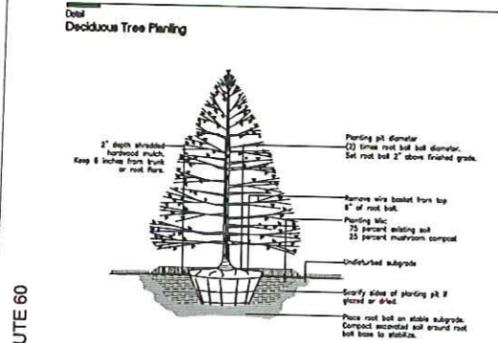
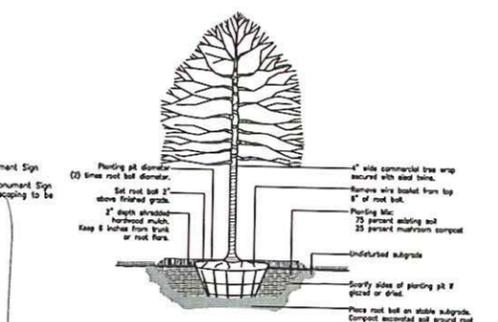
DAVID R. McCALLUM ASSOCIATES, INC.
Landscape Architects

352 Third Missouri Avenue
Libertyville, Illinois
60065
Telephone 847.922.0209
Facsimile 847.922.0214

CHASE PROPERTIES LTD.
3815 SCIENCE PARK DRIVE
SUITE 350
BEAVERCREEK, OHIO 45111
(216-464-6626)



remove lower branches to a height of 8' above existing grade and as field directed.



Plant List

KEY	QTY.	SIZE	BOTANICAL NAME	COMMON NAME	REMARKS
AMC	2	6"	Amelanchier canadensis	Shadbush Serviceberry	88/Clump
ANG	37	1 gal.	Andropogon scoparius	Little Bluestem	Container
APC	5	3"	Acer platanoides 'Columnar'	Columnar Norway Maple	BB
AWB	157	1 gal.	Aster dumosus 'Wood's Blue'	Wood's Blue Aster	Container
CMB	47	1 gal.	Carex verticillata 'Moonbeam'	Moonbeam Carex	Container
CAK	60	1 gal.	Colonygrass a. 'Yort Foerster'	Luxuriant Bleeding Heart	Container
DC	16	1 gal.	Diarrhiza laurifolia	Luxuriant Bleeding Heart	Container
ETC	4550	3"	Eucymus fortunei var. coloratus	Purpleleaf Winterreaper	Pods
GIB	232	1 gal.	Gentiana 'Jolly Bee'	Jolly Bee Geranium	Container
HTA	28	24"	Hydrangea lat. var. normalis 'Starline'	Starline Thymus-like Honeylocust	BB
HMC	193	1 gal.	Hemerocilla 'Little Wine Cup'	Little Wine Cup Daylily	Container
HYD	27	24"	Hydrangea corymbosa 'Annabelle'	Annabelle Smooth Hydrangea	BB
IRIS	27	24"	Iris sibirica 'Cosmo's Brother'	Cosmo's Brother Iris	Container
JAC	52	24"	Juniperus chin. 'Kollaya' Compacta'	Kollaya's Compact Juniper	Container
LA	53	1 gal.	Liatris spicata 'Kobold'	Kobold Gayfeather	Container
PER	33	1 gal.	Panicum strigosum 'Little Spire'	Little Spire Russian Sage	Container
PIG	8	10"	Pilea pumila	Colorado Green Spruce	BB
RVG	243	24"	Rhus glabra 'Gro-Low'	Gro-Low Fragrant Sumac	BB
RVD	82	3 gal.	Rosa 'Knock Out'	Knock Out Rose	BB
VC	32	24"	Viburnum coccineum	Koreanopice Viburnum	BB

General Note
Landscape contractor shall report all existing damaged trees within parking lot islands. Damaged trees shall be removed, the area covered with clean topsoil, tree graded and sodded.

Project
Hawthorn Hills Fashion Center
SVC Milwaukee Avenue and Townline Road
Vernon Hills, Illinois

Title
Landscape Development Plan



Number
22050900

Revised
02/08/10

Date
12/09

Scale
1" = 50'

File
2205FPEA

Sheet
1