

VILLAGE OF VERNON HILLS

ORDINANCE NO. 2009-030

AN ORDINANCE AMENDING ORDINANCE 2007-55 GRANTING CERTAIN APPROVALS FOR PROPERTY COMMONLY KNOWN AS LOT 2 IN THE SHOPPES AT GREGG'S LANDING PUD LOCATED AT THE INTERSECTION OF MILWAUKEE AVENUE AND GREGG'S PARKWAY, IN THE VILLAGE OF VERNON HILLS, LAKE COUNTY.

THE 16TH DAY OF JUNE 2009

Published in pamphlet form by the  
Authority of the President and Board  
Of Trustees of the Village of Vernon  
Hills, Lake County, Illinois, this 17th  
Day of June 2009

**ORDINANCE 2009-030**

**AN ORDINANCE AMENDING ORDINANCE  
2007-55 GRANTING CERTAIN APPROVALS  
FOR PROPERTY COMMONLY KNOWN AS  
LOT 2 IN THE SHOPPES AT GREGG'S  
LANDING PUD LOCATED AT THE  
INTERSECTION OF MILWAUKEE AVENUE  
AND GREGG'S PARKWAY, IN THE  
VILLAGE OF VERNON HILLS, LAKE  
COUNTY.**

**WHEREAS**, Troy Funk from Kieffer Signs & Co, Inc. on behalf of STAPLES, Inc. and the property owners, Bradford Landings South LLC, in regard to property commonly known as Lot 2 in The Shoppes at Greggs Landing and legally described in Exhibit A, have petitioned the Village of Vernon Hills for approval to amend Ordinance 2007-55 and the Development Permit, to allow for the installation of a third sign on the north elevation of the existing STAPLES building located at 1600 N Milwaukee Ave; and

**WHEREAS**, Troy Funk from Kieffer Signs & Co, Inc. on behalf of STAPLES, Inc. and the property owners, Bradford Landings South LLC appeared before the Planning and Zoning Commission at its May 20, 2009 to present their petition for the existing STAPLES building located at 1600 N Milwaukee Ave; and

**WHEREAS**, Mr. Funk stated that STAPLES currently has two signs on the building, being the front sign facing Milwaukee Avenue which is 125 sq ft and the sign on the south side of the building which is 62 sq ft; and

**WHEREAS**, Mr. Funk stated that they were proposing to add a 3<sup>rd</sup> wall-mounted sign to the south side of the building which would 72 square feet (16'x 4.5') in hopes of improving the overall visibility of the STAPLES building; and

**WHEREAS**, the Planning and Zoning Commission expressed concerns that adding the third sign would not improve the overall visibility of the site as suggested; and

**WHEREAS**, the Planning and Zoning Commission felt that 3 signs on the building were too many signs on this building; and

**WHEREAS**, the Planning and Zoning Commission further felt that the sign located on the south elevation of the building should be removed and relocated to the north elevation of the building; and

**WHEREAS**, when asked by the Planning and Zoning Commission if they agreed with the change to remove the sign on the south elevation and relocate the sign to the north elevation, the petitioner and store manager were agreeable to this change; and

**WHEREAS**, upon due notice and after public hearings held May 27, 2009 and continued from time to time by the Planning and Zoning Commission of the Village of Vernon Hills, pursuant to the Vernon Hills Zoning Ordinance of 1982, as amended, said Planning and Zoning Commission has filed its report concerning said petition and unanimously recommended approval to amend Ordinance 2007-55, to allow for the removal of the sign located on the south elevation and to re-install the sign on the north elevation, subject to certain conditions; and

**WHEREAS**, based upon the evidence adduced at said hearings and in their application, the petitioner has entered into the record evidence and findings of fact that addresses the conditions in Section 18.3.

**WHEREAS**, it has been determined that the granting of approval to the proposed amendments are considered minor changes to the approved plans and will have no serious and depreciating effect upon the value of surrounding property and will have no adverse effect upon the character of the neighborhood, public utility facilities or other matters pertaining to the public health, public safety and general welfare;

**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, the amended the architectural elevations for the STAPLES Inc. located on Lot 2 in The Shoppes at Greggs Landing Subdivision, to allow for the removal of the sign located on the south elevation and to re-install the sign on the north elevation are hereby approved consistent with the conditions in Exhibit B and further subject to the conditions listed in the Development Permit.

**SECTION II.** Pursuant to the Vernon Hills Zoning Ordinance of 1982, the amended Development Permit as setforth in Exhibit C is hereby approved to accommodate the approved plan amendments for Lot 2 in The Shoppes at Greggs Landing Subdivision.

**SECTION III.** The conditions of approval originally setforth in Ordinance 2007-55 remain in full force and effect except as otherwise amended by the conditions as setforth in Exhibit B.

**SECTION IV. 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 V. 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 VI. SUCCESSORS AND ASSIGNS.** All of the provisions of this Ordinance and the attachments hereto are binding on all successors and assigns of STAPLES, Inc. and the property owners, Bradford Landings South LLC.

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

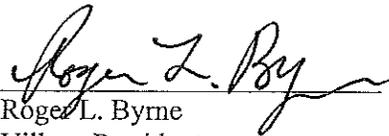
**SECTION VIII. ORDINANCE NUMBER.** This ordinance shall be known as Ordinance Number 2009-030.

Adopted by roll call vote as follows:

AYES: 5-Koch, Marquardt, Schultz, Williams, Hebda

NAYS: 0-None

ABSENT AND NOT VOTING: 1-Schwartz

  
Roger L. Byrne  
Village President

PASSED: 6/16/2009

APPROVED: 6/16/2009

PUBLISHED IN PAMPHLET FORM: 6/17/2009

ATTEST:

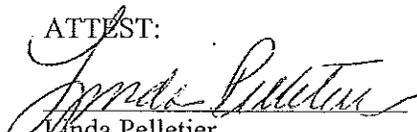
  
Linda Pelletier  
Village Clerk



EXHIBIT A  
Legal Description

---

EXHIBIT B

- a. General Compliance with the plans entitles Staples Sign Location Plan and North Side Elevation prepared by Keiffer Signs & Co, Inc. with and stamped received date of April 17, 2009 and consisting of 2 pages. These plans will be amended to reflect the new sign placement on the north side of the building.
- b. Compliance with all previous conditions as set forth in Ordinance 2007-55 and the Development Permit for the Shoppes at Gregg's Landing PUD.
- c. Compliance with all ordinance and standards for the Village as otherwise noted.
- d. The proposed sign shall not exceed 62 square feet
- e. Upon removal of the sign from the south elevation, the area where the sign was attached to the building will be restored and repaired.

---

EXHIBIT C  
Amended Development Permit

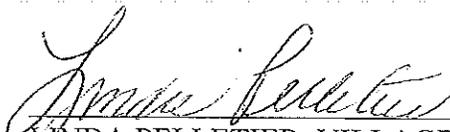
STATE OF ILLINOIS )  
                                  )  
COUNTY OF LAKE    )

CERTIFICATE

I, LINDA PELLETIER, CERTIFY THAT I AM THE DULY APPOINTED AND ACTING VILLAGE CLERK OF THE VILLAGE OF VERNON HILLS, LAKE COUNTY, ILLINOIS. I FURTHER CERTIFY THAT ON JUNE 16, 2009, THE CORPORATE AUTHORITIES OF SUCH MUNICIPALITY PASSED AND APPROVED ORDINANCE 2009-030, AN ORDINANCE AMENDING ORDINANCE 2007-55 GRANTING CERTAIN APPROVALS FOR PROPERTY COMMONLY KNOWN AS LOT 2 IN THE SHOPPES AT GREGG'S LANDING PUD LOCATED AT THE INTERSECTION OF MILWAUKEE AVENUE AND GREGG'S PARKWAY, IN THE VILLAGE OF VERNON HILLS, LAKE COUNTY.

THE PAMPHLET FOR ORDINANCE NO. 2009-030 INCLUDING THE ORDINANCE AND A COVER SHEET THEREOF WAS PREPARED, AND A COPY OF SUCH ORDINANCE WAS POSTED IN THE VILLAGE HALL, COMMENCING JUNE 17, 2009 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 17TH DAY OF JUNE 2009.



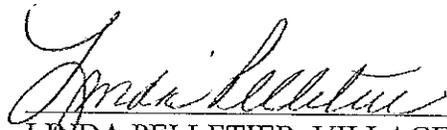
LINDA PELLETIER, VILLAGE CLERK



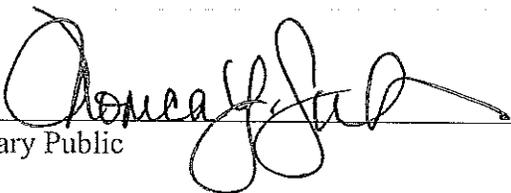
AFFIDAVIT OF SERVICE

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 2009-030, AN ORDINANCE AMENDING ORDINANCE 2007-55 GRANTING CERTAIN APPROVALS FOR PROPERTY COMMONLY KNOWN AS LOT 2 IN THE SHOPPES AT GREGG'S LANDING PUD LOCATED AT THE INTERSECTION OF MILWAUKEE AVENUE AND GREGG'S PARKWAY, IN THE VILLAGE OF VERNON HILLS, LAKE COUNTY.

  
\_\_\_\_\_  
LINDA PELLETIER, VILLAGE CLERK

SUBSCRIBED AND SWORN to Before  
Me this 29 day of June, 2009

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

