

VILLAGE OF VERNON HILLS

ORDINANCE NO. 2011-013

AN ORDINANCE GRANTING VARIATIONS FROM THE SIGN CODE FOR
STEINHAFELS, 569 N. MILWAUKEE AVENUE, VERNON HILLS, IL, LAKE COUNTY

THE 1st DAY OF MARCH, 2011

Published in pamphlet form by the Authority of the
President and Board of Trustees of the Village of
Vernon Hills, Lake County, Illinois, this 16th Day of
March, 2011

ORDINANCE NO. 2011-013

**AN ORDINANCE GRANTING
VARIATIONS FROM THE SIGN CODE
FOR STEINHAFELS, 569 N.
MILWAUKEE AVENUE, VERNON
HILLS, IL, LAKE COUNTY**

WHEREAS, Steinhafels, located at 569 North Milwaukee Avenue Vernon Hills, IL, filed an application on December 17, 2010 requesting a variation from the Village Code of Ordinances, Chapter 19, Signs, Section 19-3(c)(6) to allow three (3) wall signs on the front (West) facade in lieu of the maximum permitted number of one (1); Section 19-3(c)(6) to allow the cumulative total of the wall signs to be 536.5 square feet in lieu of the maximum permitted size of 314.33 square feet and Section 19-3(c)(6)b to allow two wall signs on the side (South) façade which does not have frontage; and

WHEREAS, A public hearing was conducted on this application by the Zoning Board of Appeals at its meeting of January 27, 2011, 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 the following variations:

1. Section 19-3(c)(6) to allow three (3) wall signs on the front (West) facade in lieu of the maximum permitted number of one (1).
2. Section 19-3(c)(6) to allow the cumulative total of the wall signs to be 536.5 square feet in lieu of the maximum permitted size of 314.33 square feet.
3. Section 19-3(c)(6)b to allow the wall sign reading "Merchandise Pick up" on the side (South) façade which does not have frontage; and

WHEREAS, The Zoning Board of Appeals, having fully heard the testimony, found that insufficient facts were presented which, in its judgment, would not justify recommending approval of the following variation:

1. Section 19-3(c)(6)b to allow the wall sign reading "Mattress Express" on the side (South) façade which does not have frontage; 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, the following variations are hereby granted:

1. Section 19-3(c)(6) to allow three (3) wall signs on the front (West) facade in lieu of the maximum permitted number of one (1).
2. Section 19-3(c)(6) to allow the cumulative total of the wall signs to be 536.5 square feet in lieu of the maximum permitted size of 314.33 square feet.
3. Section 19-3(c)(6)b to allow the wall sign reading "Merchandise Pick up" on the side (South) façade which does not have frontage; and
4. Section 19-3(c)(6)b to allow the wall sign reading "Mattress Express" on the side (South) façade which does not have frontage; and

SECTION II. Approvals of the variations are subject to the following conditions:

1. The signs shall be substantially in accordance with the elevation drawings prepared by Iconica, dated December 12, 2010.
2. The signs shall be located in accordance with the site plan prepared by Iconica, dated December 12, 2010; and

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

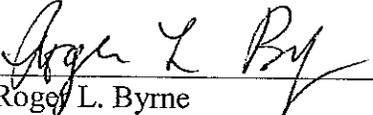
SECTION VI. ORDINANCE NUMBER. This ordinance shall be known as Ordinance Number 2011-013.

Adopted by roll call vote as follows:

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

NAYS: 0 - None

ABSENT AND NOT VOTING: 1 - Williams



Roger L. Byrne
Village President

PASSED: 3/1/2011

APPROVED: 3/1/2011

PUBLISHED IN PAMPHLET FORM: 3/16/2011

ATTEST:

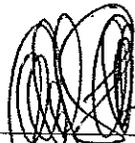


Michael Anison
Village Clerk

AFFIDAVIT OF SERVICE

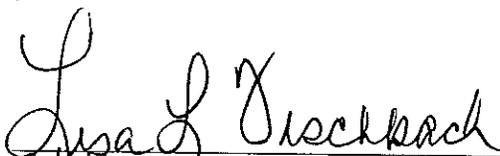
STATE OF ILLINOIS)
)
COUNTY OF LAKE)

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 2011-013, AN ORDINANCE GRANTING VARIATIONS FROM THE SIGN CODE FOR STEINHAFELS, 569 N. MILWAUKEE AVENUE, VERNON HILLS, IL, LAKE COUNTY



MICHAEL S. ALLISON, VILLAGE CLERK

SUBSCRIBED AND SWORN TO BEFORE
THIS 16TH DAY OF MARCH, 2011



Notary Public

