

VILLAGE OF VERNON HILLS

ORDINANCE NO. 2013-042

AN ORDINANCE REVOKING ORDINANCE 2009-039 WHICH GRANTED CERTAIN APPROVALS FOR A MIXED USE DEVELOPMENT KNOWN AS THE OAKS OF VERNON HILLS PUD LOCATED ON THE NORTH SIDE OF ROUTE 45 BETWEEN CORPORATE WOODS AND WOODLANDS PARKWAYS, IN THE VILLAGE OF VERNON HILLS, LAKE COUNTY

THE 13<sup>th</sup> DAY OF AUGUST, 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 16<sup>th</sup> Day of August, 2013

**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.** The approvals as granted in Ordinance 2009-039 are hereby revoked.

**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 REPEAL AND SAVINGS CLAUSE.** All ordinances or parts of ordinances in conflict herewith are hereby repealed; provided, however, that nothing herein contained shall affect any rights, actions or causes of action which shall have accrued to the Village of Vernon Hills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.

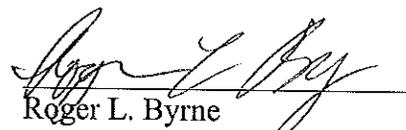
**SECTION V. ORDINANCE NUMBER.** This ordinance shall be known as Ordinance Number 2013-042.

Adopted by roll call vote as follows:

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

NAYS: 0 - None

ABSENT AND NOT VOTING: 0 - None

  
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Roger L. Byrne  
Village President

PASSED: 8/13/2013

APPROVED: 8/13/2013

PUBLISHED IN PAMPHLET FORM: 8/16/2013

ATTEST:

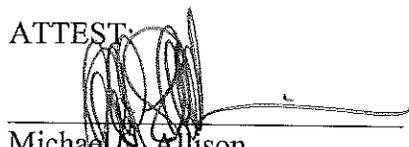
  
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Michael S. Allison  
Village Clerk

Exhibit A

Legal Description

**ORDINANCE NO. 2013-042**

**AN ORDINANCE REVOKING ORDINANCE  
2009-039 WHICH GRANTED CERTAIN  
APPROVALS FOR A MIXED USE  
DEVELOPMENT KNOWN AS THE OAKS OF  
VERNON HILLS PUD LOCATED ON THE  
NORTH SIDE OF ROUTE 45 BETWEEN  
CORPORATE WOODS AND WOODLANDS  
PARKWAYS, IN THE VILLAGE OF VERNON  
HILLS, LAKE COUNTY**

**WHEREAS**, Michael J. Rolfs, representing Hamilton Partners, Inc, in regards to property commonly known as The Oaks of Vernon Hills PUD, a mixed used (office & commercial) development proposed for the former Kelly's Camp and Leikum Tap sites located on the north side of Route 45 between Corporate Woods and Woodlands Parkways and legally described in Exhibit A, had petitioned and received approval from the Village of Vernon Hills of Ordinance 2009-039 for the following:

1. Amend the zoning classification from R-1 Single Family Residential and B-1 General Business to OR&D Office Research & Development; and
2. A Special Use Permit for a Planned Unit Development to allow development of a mixed use development consisting of multi-story office buildings, commercial buildings and undeveloped property along with certain variations, including but not limited to, building height and setbacks, signage and parking requirements.
3. A Special Use Permits to allow a restaurant with carry-out and fast food (coffee) with drive-thru, or a bank with a drive-thru facility in Commercial Building E.
4. Preliminary and final site and landscaping plan approvals.
5. Preliminary and final approval of the architectural elevations and signage plans
6. Preliminary and final approval of the Plat of Subdivision; and

**WHEREAS**, since the approval of Ordinance 2009-039, no construction activities have taken plan that would have implemented the approved plans on the subject property; and

**WHEREAS**, Kinzie Development and RHR Oaks of Vernon Hills, LLC entered into an agreement to acquire and develop the subject property consistent with Planned Unit Development plans recently approved in Ordinance 2013-034; and

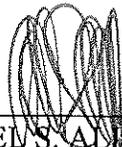
**WHEREAS**, Michael J. Rolfs, representing Hamilton Partners, Inc, has decided not to construct the project approved in Ordinance 2009-039.



AFFIDAVIT OF SERVICE

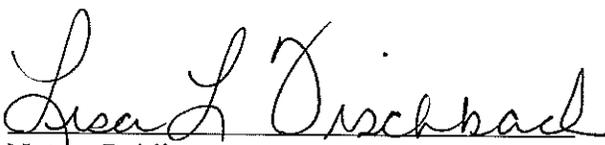
STATE OF ILLINOIS     )  
  )  
COUNTY OF LAKE     )

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 2013-042, AN ORDINANCE REVOKING ORDINANCE 2009-039 WHICH GRANTED CERTAIN APPROVALS FOR A MIXED USE DEVELOPMENT KNOWN AS THE OAKS OF VERNON HILLS PUD LOCATED ON THE NORTH SIDE OF ROUTE 45 BETWEEN CORPORATE WOODS AND WOODLANDS PARKWAYS, IN THE VILLAGE OF VERNON HILLS, LAKE COUNTY TO BE POSTED IN THE VILLAGE HALL AS REQUIRED BY LAW FROM AUGUST 16, 2013 TO AUGUST 16, 2013.



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MICHAEL S. ALLISON, VILLAGE CLERK

SUBSCRIBED AND SWORN to Before  
THIS 16TH DAY OF AUGUST, 2013

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

