

VILLAGE OF VERNON HILLS

ORDINANCE NO. 2013-028

AN ORDINANCE GRANTING CERTAIN APPROVALS FOR THE VERNON HILLS PARK
DISTRICT MAINTENANCE BUILDING GENERALLY LOCATED AT THE NORTH END
OF CENTURY PARK, IN THE VILLAGE OF VERNON HILLS, LAKE COUNTY

THE 21ST DAY OF MAY 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 30TH Day of
May 2013

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VERNON HILLS, LAKE COUNTY**

WHEREAS, Kurt & Scott Hezner of The Hezner Corporation, representing Vernon Hills Park District, in regards to property legally described in Exhibit A, has petitioned the Village of Vernon Hills for approval of:

1. Approval to change the zoning classification for a portion of the property from COS-1, Conservation Open Space District to PIB, Public and Institutional Buildings District; and,
2. Approval of a Special Use Permit to allow a public maintenance facility to be constructed along with certain variations, including but not limited to setbacks, signage and parking requirements; and,
3. Preliminary and final site and landscaping plan approvals; and,
4. Preliminary and final approval of the architectural elevations and signage plans.

WHEREAS, the requested approvals would construction of a maintenance building on a portion of property owned by the Village of Vernon Hills which is located at the north end of Century Park; and

WHEREAS, the Village of Vernon Hills, through the creation of a tax division parcel, has agreed to enter into a long-term ground lease on a portion of its property to allow the maintenance building and related parking lot/storage lot improvements to be constructed and operate; and

WHEREAS, The rezoning will apply only to the tax division parcel on shown on the Plat of Survey as setforth in Exhibit A; and

WHEREAS, upon due notice and after public hearing held May 1, 2013 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

WHEREAS, it has been determined that the granting of approval of the zoning amendment 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; 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 Sections 18.3 and 21.7 of the Zoning Ordinance.

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 change of the zoning classification for the portion of the property as setforth in Exhibit A, being the Plat of Survey, from COS-1, Conservation Open Space District to PIB, Public and Institutional Buildings District subject to the conditions setforth below is hereby granted.

SECTION II. Pursuant to the Vernon Hills Zoning Ordinance of 1982, as amended, the special use permit to allow a public maintenance facility to be constructed along with certain variations including but not limited to setbacks and landscaping requirements are hereby approved subject to the conditions listed below in Section V.

SECTION III. Pursuant to the Vernon Hills Zoning Ordinance of 1982, the preliminary and final site and landscaping plans are hereby approved subject to the conditions listed below in Section V.

SECTION IV. Pursuant to the Vernon Hills Zoning Ordinance of 1982, the preliminary and final architectural elevations and signage plans for the entire project are hereby approved subject to the conditions listed below in Section V.

SECTION V. Pursuant to the Vernon Hills Zoning Ordinance of 1982, as amended, and the recommendations of the Planning and Zoning Commission, the Conditions of Approval as set forth in Exhibit B are hereby approved and are made a part of the approvals as listed in the Sections above.

SECTION VI. 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 VII. 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 VIII. SUCCESSORS AND ASSIGNS. All of the provisions of this Ordinance and the attachments hereto are binding on all successors and assigns of the Vernon Hills Park District.

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

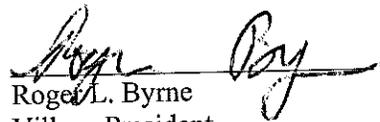
SECTION X. ORDINANCE NUMBER. This ordinance shall be known as Ordinance Number 2013-028.

Adopted by roll call vote as follows:

AYES: 4 – Schultz, Williams, Marquardt, Koch

NAYS: 0 - None

ABSENT AND NOT VOTING: 2 – Hebda Schwartz

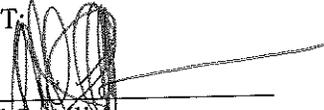

Roger L. Byrne
Village President

PASSED: 5/21/2013

APPROVED: 5/21/2013

PUBLISHED IN PAMPHLET FORM: 5/30/2013

ATTEST:



Michael S. Allison
Village Clerk

Exhibit A

**Plat of Survey and
Legal Description of Village-owned Tax Division Parcel**

Exhibit B

Conditions of Approval

General Compliance with the following plans:

- Rendered Elevations – No Landscaping and Renderings with Landscaping, for the building prepared by The Hezner Corporation with a date of 5/1/13 and consisting of 2 pages, being AE-202 and AE-203.
- Exterior Elevations prepared by The Hezner Corporation with a date of 3/08/13 and consisting of 1 page, being AE-201.
- New Floor Plan prepared by The Hezner Corporation with a date of 3/08/13 and consisting of 1 page, being AE-101.
- Improvement Plans prepared by Gewalt Hamilton Associates, Inc with a date of 3/7/13 and consisting of 8 pages. These plans include demolition plan, geometric, grading, restoration and utility plans
- Plat of Survey prepared by Gewalt Hamilton Associates, Inc with a date of 3/5/13 and consisting of 1 page.
- Landscaping Plans prepared by Brusseau Design Group, LLC with a date of 3/08/13 and consisting of pages L-1.0 and L-2.0. These plans include a site plan, location plan, tree preservation plan and specific landscape plans for buildings and detention basins throughout the property.
- New Site Plan prepared by The Hezner Corporation with a date of 3/08/13 and consisting of 1 page, being AS-101.
- Photometric Site Plan prepared by The Hezner Corporation with a date of 3/08/13 and consisting of 1 page, being AS-102.
- Site Signage with photo example of the sign dates 3/21/13 and consisting of 1 page.

Variations - The following variations were recommended for approval

- Front Yard: 16 feet for the garage portion of the building, 4 feet from the wall of the office and 1 foot from the roof overhang for the office portion of the building.
- Rear Yard: 10 feet
- Landscape Buffer Strip: 10 feet at rear with limited landscaping.
- No landscape islands within the parking lot shall be required.
- Fencing of the storage yard and parking lot can be wire mesh fencing with screening slats.
- The monument sign shall be consistent with the Site Signage photo and shall not be required to have a masonry base.

Conditions of Approval for the entire Site:

1. Final approval of plans by the Village Engineer and Landscape Architect prior to issuance of a building permit.
2. The future parking area shown on Geometric Plan, Page 3 of Improvement Plans prepared by Gewalt Hamilton Associates, Inc. is approved subject to review and approval of improvement plans by the Village Engineer and Village Board.

3. As a part of any expansion of the parking lot, landscaping consistent with the existing design set forth herein shall be provided. A landscape plan shall be reviewed and approved by the Village Board prior to the start of construction.
4. All signage shall comply with the Village's sign ordinance, being Chapter 19 of the Code of Ordinances except that the proposed sign as set forth on the Site Signage photo illustration dated 3/21/13 is hereby approved.
5. The Park District shall work with the Village Staff to address concerns regarding the following:
 - a. Enhance the landscaping plan to provide additional screen of the storage yard and parking lot. This enhanced plan should also include additional landscaping of the berm on the south side of the park entrance driveway.
 - b. Restriction of truck delivery times in the mornings.
 - c. Limiting items placed within the Storage Yard including landscape waste and garbage.
 - d. Limiting the glare from wall pack lights on the building.
 - e. Future placement of parking lot lighting(s) within the lot.
 - f. No outdoor storage of vehicles.
6. Compliance with all ordinance and standards of the Village except as otherwise noted.

STATE OF ILLINOIS)
)
COUNTY OF LAKE)

CERTIFICATE

I, MICHAEL S. ALLISON, CERTIFY THAT I AM THE DULY APPOINTED VILLAGE CLERK OF THE VILLAGE OF VERNON HILLS, LAKE COUNTY, ILLINOIS. I FURTHER CERTIFY THAT ON MAY 21, 2013, THE CORPORATE AUTHORITIES OF SUCH MUNICIPALITY PASSED AND APPROVED ORDINANCE 2013-028, AN ORDINANCE GRANTING CERTAIN APPROVALS FOR THE VERNON HILLS PARK DISTRICT MAINTENANCE BUILDING GENERALLY LOCATED AT THE NORTH END OF CENTURY PARK, IN THE VILLAGE OF VERNON HILLS, LAKE COUNTY

THE PAMPHLET FOR ORDINANCE NO. 2013-028, INCLUDING THE ORDINANCE AND A COVER SHEET THEREOF WAS PREPARED, AND A COPY OF SUCH ORDINANCE WAS POSTED IN THE VILLAGE HALL, COMMENCING MAY 30, 2013 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 30th DAY OF MAY, 2013



MICHAEL S. ALLISON, VILLAGE CLERK

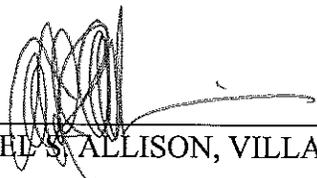
SEAL



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 2013-028 AN ORDINANCE GRANTING CERTAIN APPROVALS FOR THE VERNON HILLS PARK DISTRICT MAINTENANCE BUILDING GENERALLY LOCATED AT THE NORTH END OF CENTURY PARK, IN THE VILLAGE OF VERNON HILLS, LAKE COUNTY TO BE POSTED IN THE VILLAGE HALL AS REQUIRED BY LAW FROM MAY 30, 2013 TO JUNE 10, 2013.



MICHAEL S. ALLISON, VILLAGE CLERK

SUBSCRIBED AND SWORN TO
BEFORE ME THIS 30st DAY OF MAY
2013.



Notary Public

