

VILLAGE OF VERNON HILLS

ORDINANCE NO. 2012-061

AN ORDINANCE GRANTING A VARIATION FROM THE SIGN CODE FOR HAWTHORN
VILLAGE COMMONS LOCATED AT 220-290 TOWNLINE ROAD, IN THE VILLAGE OF
VERNON HILLS, LAKE COUNTY

THE 16th DAY OF OCTOBER, 2012

Published in pamphlet form by the Authority of the
President and Board of Trustees of the Village of
Vernon Hills, Lake County, Illinois, this 9th Day of
November, 2012

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AN ORDINANCE GRANTING A VARIATION FROM THE SIGN CODE FOR HAWTHORN VILLAGE COMMONS LOCATED AT 220-290 TOWNLINE ROAD, IN THE VILLAGE OF VERNON HILLS, LAKE COUNTY

WHEREAS, Hawthorn Village Commons located at 220-290 E. Townline Road, Vernon Hills, IL, filed an application on July 25, 2012 requesting variations from the Sign Code, Section 19-3(c)(6c) to allow a ground mounted sign to be 64 square feet in lieu of the maximum permitted size of 50 square feet, 19-3(c)(9b) to allow a ground mounted sign to be 10 feet in height in lieu of the maximum permitted height of 8 feet, and section 19-3(c)(7b)1 to allow a ground mounted sign to display 7 tenants rather than one tenant as required by the sign code; and

WHEREAS, A public hearing was conducted on this application by the Zoning Board of Appeals at its meeting of August 16, 2012, 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 a variation from Section 19-3(c)(6c) to allow a ground mounted sign to be 64 square feet in lieu of the maximum permitted size of 50 square feet, 19-3(c)(9b) to allow a ground mounted sign to be 10 feet in height in lieu of the maximum permitted height of 8 feet, and section 19-3(c)(7b)1 to allow a ground mounted sign to display 7 tenants rather than one tenant as required by the sign code; and

WHEREAS, The Village Board at its meeting on October 16, 2012, having fully heard the testimony, found that insufficient facts were presented which, in its judgment, would justify recommending approval for the variations to allow a ground mounted sign to be 10 feet in height in lieu of the maximum permitted height of 8 feet and to allow the sign to be 64 square feet in lieu of the maximum permitted size of 50 square feet; and

WHEREAS, The Village Board at its meeting on October 16, 2012, having fully heard the testimony, found that sufficient facts were presented which, in its judgment, would justify recommending approval for the variation to allow a ground mounted sign to display 6 tenants rather than one tenant as required by the sign code, 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, a Variation from Section 19-3(c)(6c) to allow a ground mounted sign to display 6 tenant panels in lieu of the maximum permitted number of 1as required by the sign code is hereby approved subject to the following conditions:

1. The sign shall be designed in accordance with the elevation drawings prepared by Olympic Signs, dated October 1, 2012.
2. Landscaping shall be in accordance with the plans prepared by Landscape Concepts Management, dated July 21, 2012 and shall be subject to review and approval by the Village Landscape Technician.

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.

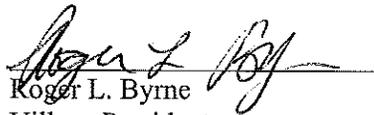
SECTION V. ORDINANCE NUMBER. This ordinance shall be known as Ordinance Number 2012-061.

Adopted by roll call vote as follows:

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

NAYS: 0 – None

ABSENT AND NOT VOTING: 0 - None


Roger L. Byrne
Village President

PASSED: 10/16/2012

APPROVED: 10/16/2012

PUBLISHED IN PAMPHLET FORM: 11/09/2012

ATTEST:


Michael S. Allison
Village Clerk

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 OCTOBER 16, 2012, THE CORPORATE AUTHORITIES OF SUCH MUNICIPALITY PASSED AND APPROVED ORDINANCE 2012-061, AN ORDINANCE GRANTING A VARIATION FROM THE SIGN CODE FOR HAWTHORN VILLAGE COMMONS LOCATED AT 220-290 TOWNLINE ROAD, IN THE VILLAGE OF VERNON HILLS, LAKE COUNTY

THE PAMPHLET FOR ORDINANCE NO. 2012-061, INCLUDING THE ORDINANCE AND A COVER SHEET THEREOF WAS PREPARED, AND A COPY OF SUCH ORDINANCE WAS POSTED IN THE VILLAGE HALL, COMMENCING NOVEMBER 9, 2012 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 9th DAY OF NOVEMBER, 2012


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 2012-061, AN ORDINANCE GRANTING A VARIATION FROM THE SIGN CODE FOR HAWTHORN VILLAGE COMMONS LOCATED AT 220-290 TOWNLINE ROAD, IN THE VILLAGE OF VERNON HILLS, LAKE COUNTY TO BE POSTED IN THE VILLAGE HALL AS REQUIRED BY LAW FROM NOVEMBER 9, 2012 TO NOVEMBER 20, 2012.



MICHAEL S. ALLISON, VILLAGE CLERK

SUBSCRIBED AND SWORN to Before
THIS 9th DAY OF NOVEMBER, 2012



Notary Public

