

VILLAGE OF VERNON HILLS

ORDINANCE NO. 2010-007

AN ORDINANCE GRANTING A VARIATION FROM THE SIGN CODE FOR
TOWNLINE COMMONS, 555 E. TOWNLINE ROAD, IN THE VILLAGE OF
VERNON HILLS, LAKE COUNTY.

THE 3RD DAY OF FEBRUARY 2010

Published in pamphlet form by the
Authority of the President and Board
Of Trustees of the Village of Vernon
Hills, Lake County, Illinois, this 4th
Day of February 2010

ORDINANCE NO. 2010-007

**AN ORDINANCE GRANTING A VARIATION
FROM THE SIGN CODE FOR TOWNLINE
COMMONS, 555 E. TOWNLINE ROAD, IN
THE VILLAGE OF VERNON HILLS, LAKE COUNTY.**

WHEREAS, Mid-America Asset Management, Inc. (Townline Commons), 555 E. Townline Road Vernon Hills, Illinois is requesting a variation from the Village Code of Ordinances, Chapter 19, Signs, Section 19-3(c)(6c) to allow a ground mounted sign to be 172.43 square feet in lieu of the maximum permitted size of 50 square feet, section 19-3(c)(9b) to allow a ground mounted sign to be 15'-11" 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 signs to display 4 tenants and the name of the shopping center 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 December 10, 2009, 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 insufficient facts were presented and which, in its judgment, would not justify recommending approval of the variations referenced herein; and

WHEREAS, The Village Board of Trustees have 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. Chapter 19, Signs, section 19-3(c)(6c) to allow a ground mounted sign to be 172.43 square feet in lieu of the maximum permitted size of 50 square feet.
2. Chapter 19, Signs, section 19-3(c)(9b) to allow a ground mounted sign to be 15'-11" feet in height in lieu of the maximum permitted height of 8 feet.
3. Chapter 19, Signs, section 19-3(c)(7b)1 to allow a ground mounted sign to display 4 tenants and the name of the shopping center rather than one tenant as required by the sign code.

SECTION II. Approvals of the variations for the ground mounted sign are subject to the following conditions:

1. The sign shall be designed in accordance with the elevation drawings prepared by American Sign Factory, dated January 7, 2010.
2. The sign shall be in accordance with the site plan and landscape plan prepared by Woodland Landscape, dated January 29, 2010. The proposed landscaping is subject to approval by the Engineering Division prior to permit issuance
3. The two existing signs adjacent to Townline Road reading "Townline Commons" are required to be removed.
4. A building permit shall be required for individual tenant panels.

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.

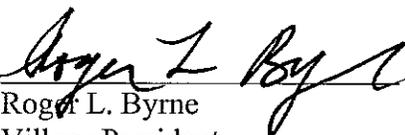
SECTION VI. ORDINANCE NUMBER. This ordinance shall be known as Ordinance Number 2010-007.

Adopted by roll call vote as follows:

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

NAYS: 1- Schwartz

ABSENT AND NOT VOTING: 0-None

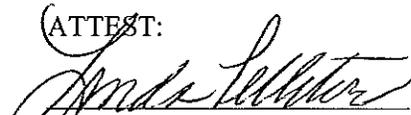

Roger L. Byrne
Village President

PASSED: 2/03/2010

APPROVED: 2/03/2010

PUBLISHED IN PAMPHLET FORM: 2/04/2010

ATTEST:


Linda Pelletier
Village Clerk



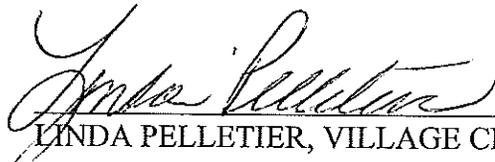
STATE OF ILLINOIS)
)
COUNTY OF LAKE)

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 FEBRUARY, 2010, THE CORPORATE AUTHORITIES OF SUCH MUNICIPALITY PASSED AND APPROVED ORDINANCE 2010-007 AN ORDINANCE GRANTING A VARIATION FROM THE SIGN CODE FOR TOWNLINE COMMONS, 555 E. TOWNLINE ROAD, IN THE VILLAGE OF VERNON HILLS, LAKE COUNTY.

THE PAMPHLET FOR ORDINANCE NO. 2010-007, INCLUDING THE ORDINANCE AND A COVER SHEET THEREOF WAS PREPARED, AND A COPY OF SUCH ORDINANCE WAS POSTED IN THE VILLAGE HALL, COMMENCING FEBRUARY 4, 2010 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 4TH DAY OF FEBRUARY 2010.



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 2010-007, AN ORDINANCE GRANTING A VARIATION FROM THE SIGN CODE FOR TOWNLINE COMMONS, 555 E. TOWNLINE ROAD, IN THE VILLAGE OF VERNON HILLS, LAKE COUNTY.



LINDA PELLETIER, VILLAGE CLERK

SUBSCRIBED AND SWORN to Before
Me this 17 day of February, 2010



Notary Public

