

VILLAGE OF VERNON HILLS

ORDINANCE NO. 2010-024

AN ORDINANCE AMENDING ORDINANCE 2007-31 GRANTING CERTAIN
APPROVALS FOR PROPERTY COMMONLY KNOWN AS VERNON HILLS TOWN
CENTER PUD LOCATED AT THE INTERSECTION OF ROUTE 45 AND
MILWAUKEE AVENUE, IN THE VILLAGE OF VERNON HILLS, LAKE COUNTY

THE 6TH DAY OF APRIL 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 7th
Day of April 2010

ORDINANCE NO. 2010-024

**AN ORDINANCE AMENDING ORDINANCE
2007-31 GRANTING CERTAIN APPROVALS
FOR PROPERTY COMMONLY KNOWN AS
VERNON HILLS TOWN CENTER PUD
LOCATED AT THE INTERSECTION OF
ROUTE 45 AND MILWAUKEE AVENUE, IN
THE VILLAGE OF VERNON HILLS, LAKE
COUNTY.**

WHEREAS, Stacy Taxman of The Taxman Corporation representing VHTC.LLC, in regard to property commonly known as Vernon Hills Town Center PUD and legally described in Exhibit A, have petitioned the Village of Vernon Hills to amend to the PUD and development agreement previously granted pursuant to Ordinance 2007-31 for the Vernon Hills Town Center PUD to allow the following:

1. Amendment of the approved Plat of Subdivision to re-subdivide Lots 1, 2, 3 & Outlot 5
2. Amendment of the approved site, architectural and landscape plans for Lot 1 (being proposed Lots 7 & 9)
3. Approval of a Special Use Permit to allow a bank with a drive-thru facility on Lot 1 (being proposed new Lot 9)
4. Amendment of the approved signage plans for Lot 3 (being proposed Lot 10) to allow an additional monument sign along Town Center Road and wall mounted signage on the mixed use building known as "The Commons at Town Center."

WHEREAS, upon due notice and after public hearing held March 3, 2010 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.

WHEREAS, it has been determined that the granting of approval to the proposed amendments and amending the Planned Unit Development 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;

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 Section 18.3 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, and Ordinance 2007-31, the following amendments, as set forth below, to the special use permit for the Planned Unit Development and Development Permit, are hereby granted:

1. Amendment of the approved Plat of Subdivision to re-subdivide Lots 1, 2, 3 & Outlot 5
2. Amendment of the approved site, architectural and landscape plans for Lot 1 (being proposed Lots 7 & 9)
3. Approval of a Special Use Permit to allow a bank with a drive-thru facility on Lot 1 (being proposed new Lot 9)
4. Amendment of the approved signage plans for Lot 3 (being proposed Lot 10) to allow an additional monument sign along Town Center Road and wall mounted signage on the mixed use building known as "The Commons at Town Center."

These approvals are subject to the conditions listed below in Exhibit B. Said Conditions of Approval are made a part of the Development Permit for the site.

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. SUCCESSORS AND ASSIGNS. All of the provisions of this Ordinance and the attachments hereto are binding on all successors and assigns of VHTC, LLC.

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.

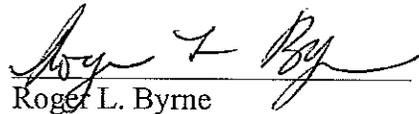
SECTION VI. ORDINANCE NUMBER. This ordinance shall be known as Ordinance Number 2010-024.

Adopted by roll call vote as follows:

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

NAYS: 0-None

ABSENT AND NOT VOTING: 0-None



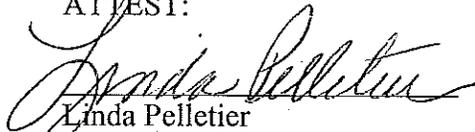
Roger L. Byrne
Village President

PASSED: 4/06/2010

APPROVED: 4/06/2010

PUBLISHED IN PAMPHLET FORM: 4/07/2010

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 APRIL 6, 2010, THE CORPORATE AUTHORITIES OF SUCH MUNICIPALITY PASSED AND APPROVED ORDINANCE 2010-024, AN ORDINANCE AMENDING ORDINANCE 2007-31 GRANTING CERTAIN APPROVALS FOR PROPERTY COMMONLY KNOWN AS VERNON HILLS TOWN CENTER PUD LOCATED AT THE INTERSECTION OF ROUTE 45 AND MILWAUKEE AVENUE, IN THE VILLAGE OF VERNON HILLS, LAKE COUNTY.

THE PAMPHLET FOR ORDINANCE NO. 2010-024, INCLUDING THE ORDINANCE AND A COVER SHEET THEREOF WAS PREPARED, AND A COPY OF SUCH ORDINANCE WAS POSTED IN THE VILLAGE HALL, COMMENCING APRIL 7, 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 7TH DAY OF APRIL 2010.


LINDA PELLETIER, VILLAGE CLERK



AFFIDAVIT OF SERVICE

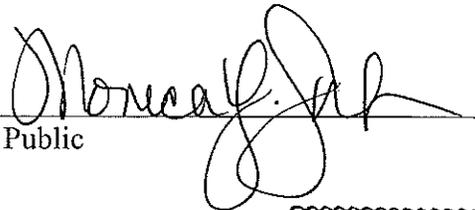
STATE OF ILLINOIS)
)
COUNTY OF LAKE)

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 2010-024, AN ORDINANCE AMENDING ORDINANCE 2007-31 GRANTING CERTAIN APPROVALS FOR PROPERTY COMMONLY KNOWN AS VERNON HILLS TOWN CENTER PUD LOCATED AT THE INTERSECTION OF ROUTE 45 AND MILWAUKEE AVENUE, IN THE VILLAGE OF VERNON HILLS, LAKE COUNTY.



LINDA PELLETIER, VILLAGE CLERK

SUBSCRIBED AND SWORN to Before
Me this 22 day of April, 2010



Notary Public

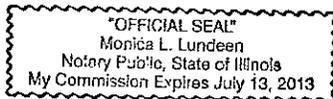


Exhibit A
Legal Description

Exhibit B

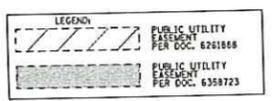
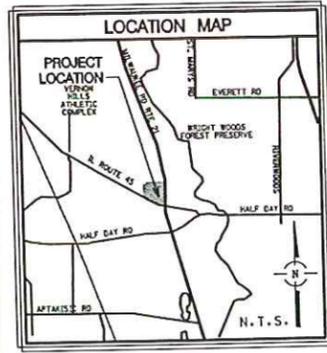
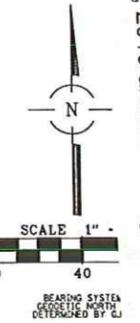
Development Permit – Additional Terms and Conditions of Approval

- a. General compliance with the plans prepared by Antunovich Associates dated February 16, 2010 and consisting of 11 pages.
- b. General Compliance with the amended plat entitled First Resubdivision of Vernon Hills Town Center prepared by Spaceco Inc. dated February 15, 2010 and consisting of two (2) pages.
- c. The exterior building materials and exterior colors for the new buildings shall be generally consistent with the existing buildings within the VHTC properties and the plans setforth in (a) above. The Building Commissioner shall determine whether the materials are consistent and may require changes to any plan to make it more consistent when necessary.
- d. Review and approval of the final site and landscaping plans and building elevation for the bank building located on proposed Lot 9 by the Planning and Zoning Commission and Village Board shall be required prior to issuance of a building permit for the bank.
- e. The portion of the Special Use Permit, as granted in Ordinance 2007-031, allowing the bank with drive-thru facility on Lot 4 is hereby revoked.
- f. Review and approval of revised engineering and landscaping plans by the Village Engineer and Landscape Technician shall be required prior to issuance of a building permit for any of the proposed buildings.
- g. Compliance with all previous conditions as setforth in Ordinance 2007-31 and the Development Permit.

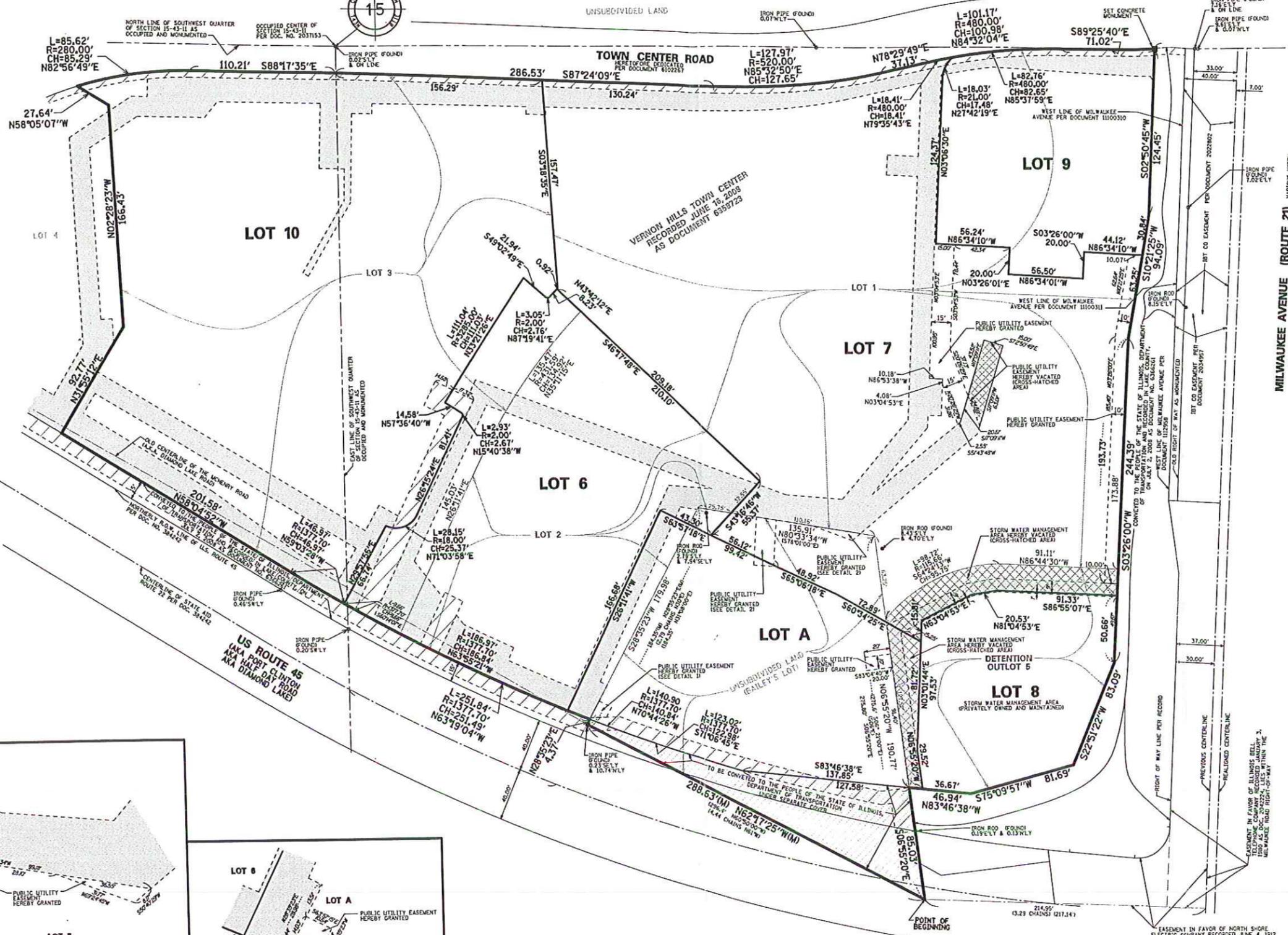
FINAL PLAT OF SUBDIVISION FIRST RESUBDIVISION OF VERNON HILLS TOWN CENTER

BEING A RESUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 15, TOWNSHIP 43 NORTH,
RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LAKE COUNTY, ILLINOIS.

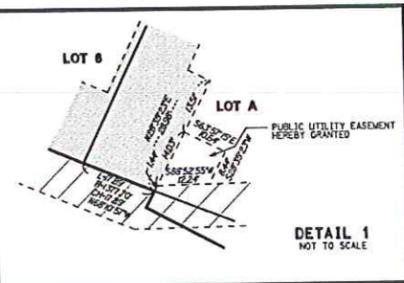
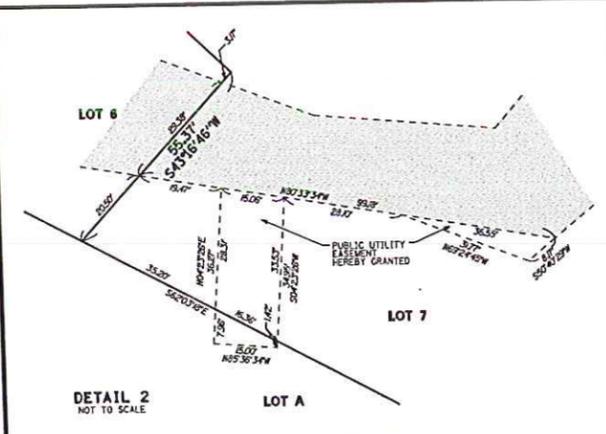
ORDINANCE 2010-024 EXHIBIT B (2) General Compliance
with the amended plat entitled First Resubdivision of Vernon
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15, 2010 and consisting of two (2) pages.



AREA SUMMARY		
LOT	SQ. FT.	ACRES
6	35,879	0.824
7	49,452	1.135
8	125,892	2.890
9	19,251	0.442
10	25,041	0.575
100T CONVEYANCE	103,382	2.373
TOTAL	8,787	0.202



- NOTES:**
- THE PORTION OF THIS SUBDIVISION THAT IS CURRENTLY UNSUBDIVIDED LAND HAS BEEN APPROVED ON MAY 20, 2008 BY VILLAGE OF VERNON HILLS ORDINANCE NO. 2008-038.
 - AFTER THE RECORDING OF THIS RE-SUBDIVISION THE FOLLOWING TRANSACTIONS ARE TO TRANSPIRE:
 - A. LOT A IS TO BE OWNED AND MAINTAINED BY P.T.D. PROPERTIES, LLC CURRENTLY THE OWNER OF THE UNSUBDIVIDED PROPERTY INCLUDED IN THIS RE-SUBDIVISION
 - B. LOTS 6, 7, 8, 9, AND 10 ARE TO BE OWNED AND MAINTAINED BY VHTC, LLC CURRENTLY THE OWNER LOTS 1, 2, 3 AND DETENTION LOT 5 IN VERNON HILLS TOWN CENTER.
 - C. LOTS 1, 2, 3 AND DETENTION LOT 5 IN VERNON HILLS TOWN CENTER WILL BE RELEASED FROM A DECLARATION OF EASEMENTS AND OPERATING AGREEMENT RECORDED JUNE 22, 2009 AS DOCUMENT 6488478, A REDEVELOPMENT AGREEMENT RECORDED MAY 18, 2006 AS DOCUMENT 5995379, FIRST AMENDMENT TO REDEVELOPMENT AGREEMENT RECORDED SEPTEMBER 6, 2007 AS DOCUMENT 6237652, SECOND AMENDMENT TO REDEVELOPMENT AGREEMENT RECORDED JANUARY 22, 2009 AS DOCUMENT NUMBER 6428087 AND THIRD AMENDMENT TO REDEVELOPMENT AGREEMENT RECORDED ON AUGUST 24, 2009 AS DOCUMENT NUMBER 6512628.
 - D. LOTS 6, 7, 8, 9, & 10 IN THE FIRST RESUBDIVISION OF VERNON HILLS TOWN CENTER WILL BE SUBJECT TO THE DECLARATION OF EASEMENTS AND OPERATING AGREEMENT RECORDED JUNE 22, 2009 AS DOCUMENT 6488478, A REDEVELOPMENT AGREEMENT RECORDED MAY 18, 2006 AS DOCUMENT 5995379, FIRST AMENDMENT TO REDEVELOPMENT AGREEMENT RECORDED SEPTEMBER 6, 2007 AS DOCUMENT 6237652, SECOND AMENDMENT TO REDEVELOPMENT AGREEMENT RECORDED JANUARY 22, 2009 AS DOCUMENT NUMBER 6428087 AND THIRD AMENDMENT TO REDEVELOPMENT AGREEMENT RECORDED ON AUGUST 24, 2009 AS DOCUMENT NUMBER 6512628.
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FOR REVIEW
PURPOSES ONLY

PREPARED FOR:
VILLAGE OF VERNON HILLS
290 EVERGREEN DRIVE
VERNON HILLS, IL 60061-2999

ALSO PREPARED FOR:
FOCUS DEVELOPMENT, INC.
211 WAUKEGAN RD, SUITE 220
NORTHFIELD, IL 60093

REVISIONS:

06/20/08
01/28/10
02/08/10
02/12/10
02/15/10

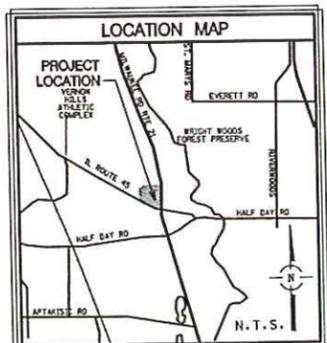
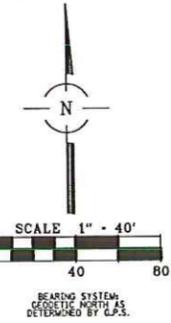
CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4050 Fax: (847) 696-4055

DATE: 04/23/2008
JOB NO: 3585.02
FILENAME: 3585SUB001.DGN
SHEET: 1 OF 2

FINAL PLAT OF SUBDIVISION FIRST RESUBDIVISION OF VERNON HILLS TOWN CENTER

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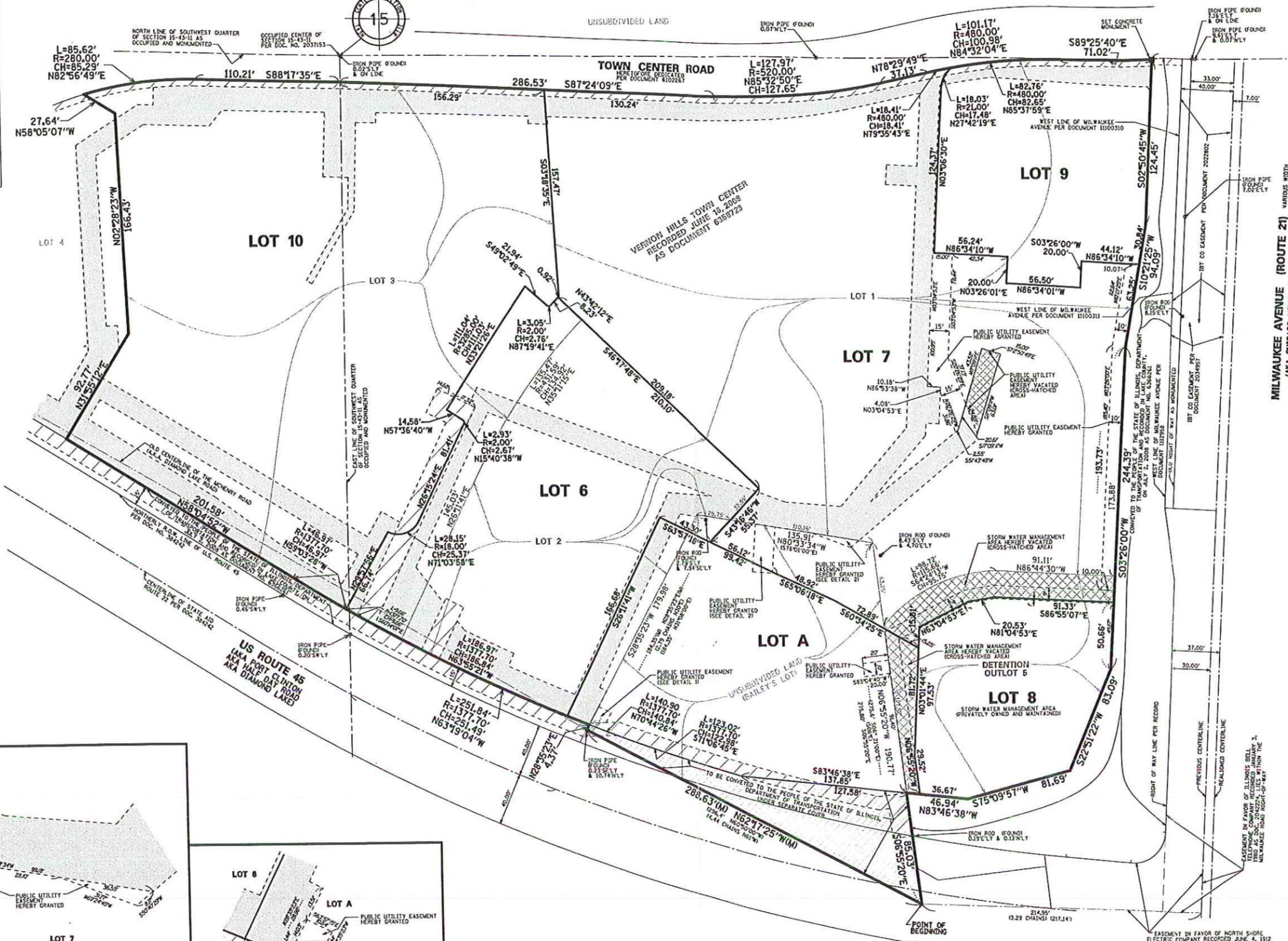


LEGEND

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	PUBLIC UTILITY EASEMENT PER DOC. 6359723

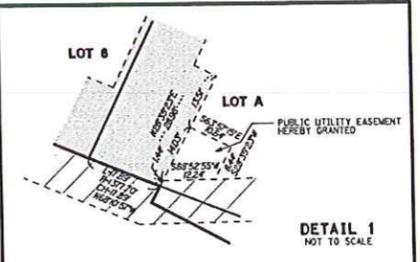
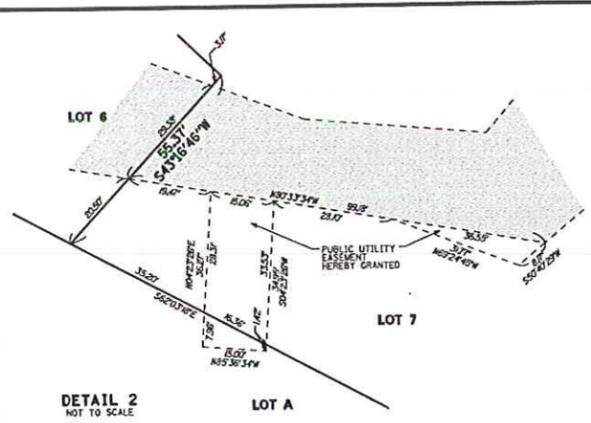
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TOTAL	367,684	8.441



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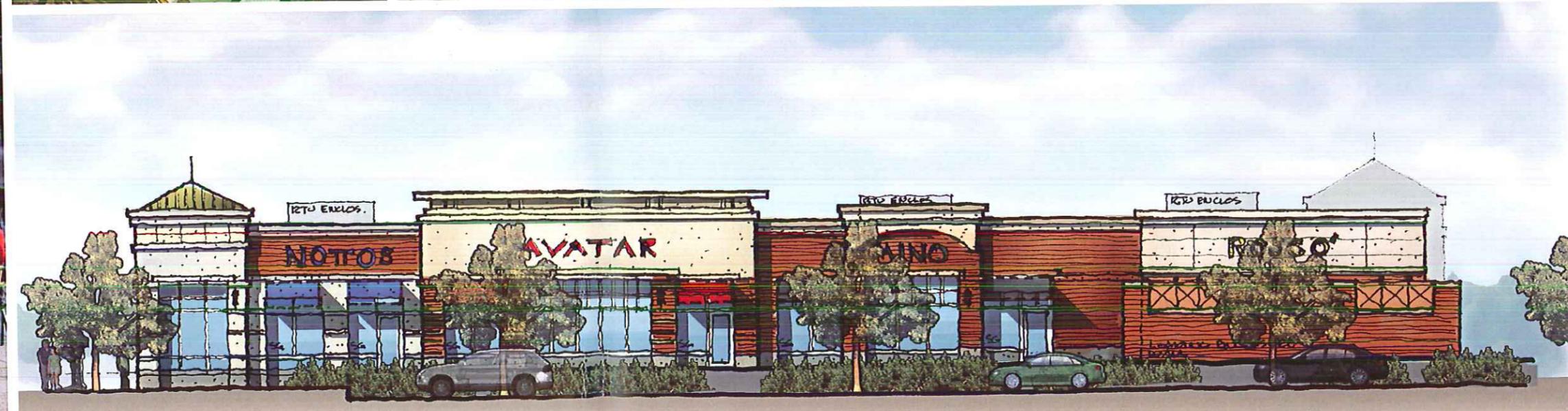
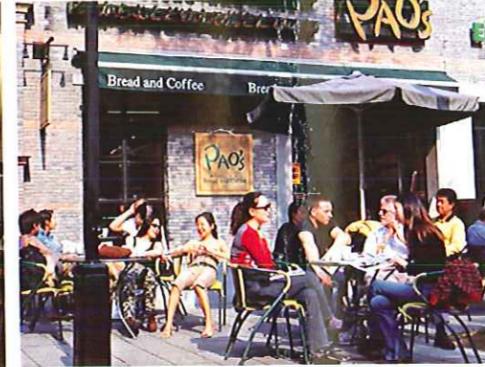
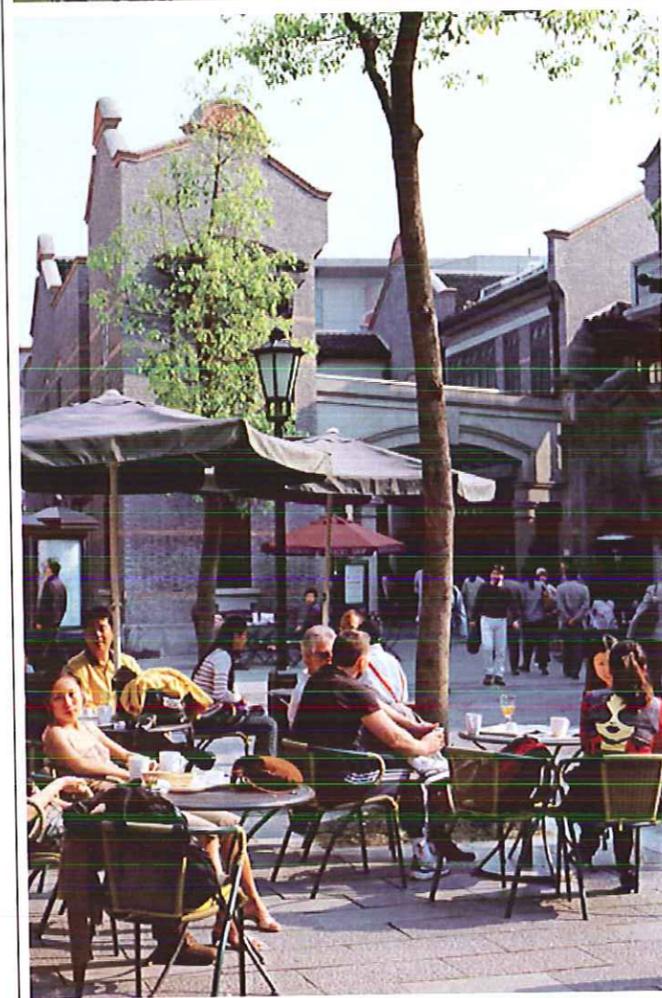
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PURPOSES ONLY

REVISIONS: 06/20/03 01/28/10 02/08/10 02/12/10 02/15/10		CONSULTING ENGINEERS SITE DEVELOPMENT ENGINEERS LAND SURVEYORS	DATE: 04/23/2008 JOB NO: 3585.02 FILENAME: 3585SUB001.DGN SHEET 1 OF 2
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9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4090 Fax: (847) 696-4065



RECEIVED

MAR 05 2010

COMMUNITY DEVELOPMENT
DEPARTMENT
Vernon Hills, Illinois February 16, 2010

VERNON HILLS TOWN CENTER

The Taxman Corporation Developer | Antunovich Associates Architects & Planners

FINAL PLAT OF SUBDIVISION FIRST RESUBDIVISION OF VERNON HILLS TOWN CENTER

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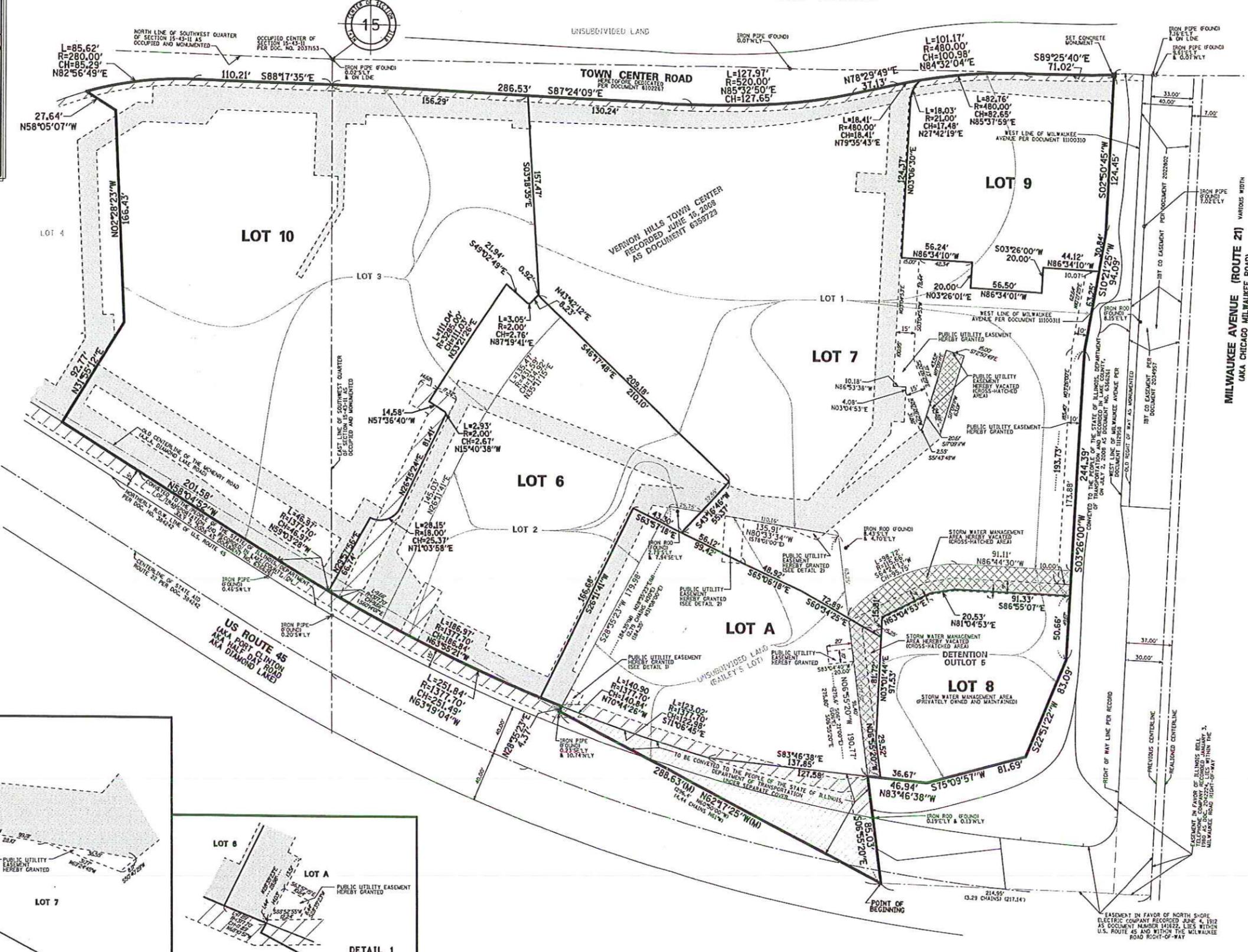


LEGEND

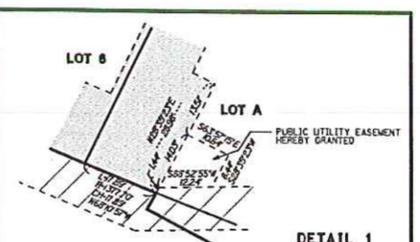
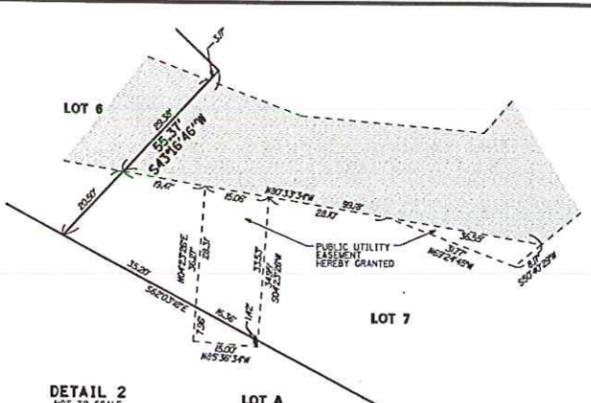
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PURPOSES ONLY

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01/28/10		LAND SURVEYORS	FILENAME:
02/08/10			3585SUB001.DGN
02/12/10			SHEET
02/15/10			1 OF 2

9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

VHTC SPECIAL USE
PERMIT AMENDMENT

Planning and Zoning Commission
March 3, 2010

I. Call to Order and Roll Call

The meeting was called to order at 7:32 PM

Attendance: Commissioner James Heidner, Jeri Cotton, Mark Gorog, Wendy Tzau and James Ballowe. A quorum was established and the meeting began 7:32 PM. Hal Morris and Scott Hezner were absent.

Also in Attendance: John M. Kalmar, Assistant Village Manager

On a motion by Mark Gorog and seconded by Jeri Cotton, the Commission voted 5-0 to appoint Jim Heidner as Acting Chairperson.

II. Public Hearing

Consideration of Case# 10-01 is a petition filed by Stacy Taxman of The Taxman Corporation representing VHTC, LLC, 5215 Old Orchard Road, Skokie, IL 60077, requesting, pursuant to Appendix C of the Village of Vernon Hills Code of Ordinances, Articles 13.3, 18 and 20 and Article 21, Section 21.6, approval to amend the Special Use Permit granted pursuant to Ordinance 2007-31 for the Vernon Hills Town Center PUD as follows:

1. Amend the approved Plat of Subdivision to re-subdivide Lots 1, 2, 3 & Outlot 5
2. Amend the approved site, architectural and landscape plans for Lot 1 (being proposed Lots 7 & 9)
3. Grant a Special Use Permit to allow a bank with a drive-thru facility on Lot 1 (being proposed new Lot 9)
4. Amend the approved signage plans for Lot 3 (being proposed Lot 10) to allow an additional monument sign along Town Center Road and wall mounted signage on the mixed use building known as "The Commons at Town Center."

The property, commonly known as the Vernon Hills Town Center (TIF District), is zoned B-1 General Business and is approximately 8 acres. It is located on the northwest corner of Milwaukee Ave (Route 21) and US Route 45.

(ALL PERSONS PROVIDING TESTIMONY WERE SWORN)

Stacy Taxman, Taxman Corporation representing VHTC.LLC. The items that you just noted are why we are here today. With Jeff as our Architect, I will have him walk you through the plans and I can address any specific development questions.

think we have organized the site in a better way than previously because of those things. If there aren't any questions, I'll go into the landscape plan.

Heidner Locating the bank at that corner, isn't that kind of odd, given that is a right-in, right-out?

Zelisko There is visibility and that is what banks are interested in. They want to be seen. The circulation when someone comes in is that they will come in here. It works very naturally. I can't tell you how many banks we have worked on, and we see it all over, where that circulation pattern in front of a retail development is what they are looking for. It allows for very accommodating parking and they really do want to locate the drive-thru along the back of the building. They don't want that to be visible. You are seeing the bank building and the signage and it is tailored to them. As you drive in you do see it and it is a very natural way of understanding the site as soon as you pull in.

Heidner So the idea is to be seen by people visiting the center versus the people driving down Milwaukee.

Zelisko I would say both.

Heidner I would say if you are going northbound on Milwaukee, you can't get there.

Zelisko That is true. But that goes for anyone else going to the site. If you are using that bank, you know that you're not going to make that right turn and you are going to come around and enter another way. That is a destination if you are going to your bank.

Heidner If that is a destination site, it doesn't need that much visibility does it?

Zelisko They seem to think so.

Cotton I just want to say that I think this is a big improvement to what was approved. Thank you.

Heidner How many square feet of retail is being lost because of the change?

Zelisko We were at total 58,000 and we are 43,000 right now.

Heidner You are including the old bank site as part of the retail?

Zelisko We are calling that building retail/medical office building.

Heidner Is there office there now?

- Taxman Yes, but I have no firm deals. We have a lot of kicking tires as one can well imagine. I have no firm commitments. I have one firm lease which is the jewelry on Milwaukee Avenue. There is definite interest and once we show this plan to the retail community there will be significantly more retail interest because I think it works better. The retail market is very tenuous. I think most of the members know that I own Aspen Pointe and we did in fact get you your final restaurant for that development. There has to be a little patience involved but I think this is a far more marketable plan.
- Ballowe On the space you have listed for the restaurants, I am having a hard time with the concept that those are big enough spaces for restaurants.
- Taxman Yes, I think the spaces that we have identified are very restaurant user friendly. The nice thing about this plan is you have far more flexibility, for instance if you need to nip a little from one unit for another unit; you are still left with enough marketable space with enough frontage.
- Heidner Why would that be any different than what you had over there?
- Zelisko The depth of the lease space is different. Most of these stores 3,500 to 4,000 square feet. There is a ratio for depth that tenants feel comfortable with. The other building was significantly deeper; almost 50% deeper. To answer your question about restaurants that is probably the most common size of restaurant, give or take.
- Ballowe I was just thinking of what Buffalo Wild Wings was.
- Taxman Buffalo Wild Wings is 6,500 square feet and the Chili's is right around 5,000 square feet. Sushi San is about 3,500 square feet if that give you a perspective.
- Cotton Is the refuse enclosure large enough for three restaurants and is it located centrally if you have this 3,100 square foot restaurant. It seems like that is a long way to go.
- Zelisko That is a very good question. We have loading docks for this building here. This has its own so they don't have to walk over and across so that is how we are handling the loading for that. Loading for this tenant is just across two tenants and if you look at different retailers that have a common central loading location, you are going to find that you are probably farther away for a development of any size. It really isn't that far and their door is right at the north end of their entry point. This one is behind it. We feel that allowed us to have an exit right out here and that allowed us to have a reasonable short path to that furthest tenant. That would potentially only serve three restaurants and there is enough capacity for sure.
- Taxman Just from a property management perspective, my property management team tailors our trash hauling to the amount we need. If we need to increase so be it. We have some developments we pick up seven days a week, twice a day. It is driven based

Zelisko That is what restaurants do and if we were to get a really great mass of restaurants we have very good parking. I don't know if anyone would ever ask for 8.2 parking, but that is what we have. We wouldn't start there.

Heidner Has there been any problems with the right-in, right-out by Philly G's?

Kalmar Actually it is a right-in, right-out, left-in from the south bound lane. I am not aware of any problems. People would love to go left-out in that development, but it actually works well.

Zelisko I will move onto the landscaping. I have put up a landscape plan and a hardscape amenities plan. This plan is turned as you see in your book north is now to the side. The first thing to point out is the landscape plan for this area and we have highlighted the area around the bank and Building B. It is as lush as the balance of the plan. Much of it has been in place and the plan carries out a lot of what has already been started. Particularly we are focused about putting a lot of landscaping around the bank and the parking lot on Milwaukee Avenue. The Village was very concerned about that so we show a continuous buffer with shrubs, shade trees, high grasses and ornamental trees to create a really nice buffer along there. It varies and has a really nice feel to it. Another very important element of the landscaping is that in front of the bank we are showing a four foot brick wall which is the same brick on the retail Building B. The purpose of that wall and the landscaping is that when you're driving by, cars are essentially out of your view and you are seeing a nice brick wall, landscaping and vines scrolling around it. We are trying to play down the parking along Milwaukee Avenue without putting up a high wall that you can't see into the development. We kept the wall not too high but we wanted to block some of the view.

Also along Building B you are going to see that we went to great lengths to make the Milwaukee Avenue side of the building to look very similar to the other side of the building inside the development. However, because there is this walk where loading is taking place, we really landscaped densely there. We think it will look very nice. There is a little slope along there to allow the landscape to do what we want it to do which is camouflage what is happening low but the signage above will not be impeded by that landscaping. It will be done below and you will know what tenants are inside of the development. That was a very important element of that.

A really fun part of the landscaping was the little park I mentioned earlier along the pond. This park is essentially in between two seating areas between the buildings for what we foresee as these two restaurants. There is area for two very generous outside seating areas. Then, out in front we have this area that is a little landscaped plaza that our landscape architect calls an outside room that is framed by these trees. Then we have seating areas in between and again there is another room that is somewhat created in between where we put lovely furnishing such as chairs, couches and things like that. A good question that someone will ask is how do you keep things like that from walking away? We bolt those into the ground. Taxman does a wonderful job of maintaining those properties but those will be bolted down. People tend to respect

Heidner Is that something maintained by Taxman?

Taxman Yes, we are not only developers and owners but we manage all of our properties. I have a property management staff.

Zelisko As we went to this smaller building we focused on providing tenant spaces that are more specific in size to individual tenants. We also tried to give the tenants more individual character so that the building has variations from tenant space to tenant space. We tried to do that with varying architectural elements and then mixing consistent materials throughout the entire building to create a different feel as you go from one side of the building to the other. This mirrors one of the setbacks of the building and we have a certain sort of brick and stone elements. When we get to the next section that would define the next tenant; the brick would be used differently with stucco above and so forth. The next building, more brick and we play with that. We use the same materials throughout the building but we use them in a different ways and that will be enhanced by a varying canopy of colors for each of the tenants. Taxman has a collage of colors that they allow the tenants to use for the awnings. That is a nice element and they also have as a part of their criteria, blade signs that are a part of that. We use these main materials, a warm brick, a keystone, and a couple of shades of stucco together as main elements that are used in different ways throughout the building. So there is intentional variation and consistency carried through by using these materials differently. What you will find is that whatever happens from top of the window down is stone or brick and above will be brick or stucco. Anything from the window line down is a masonry product for durability so it doesn't get beat up and it holds up better. What is also nice is the stucco above is a better product if a tenant changes and it is easier to deal with than brick. It does create a nice way of breaking up those tenants and giving them a little bit of an individual feel along with the other elements.

A couple other things that I wanted to mention is that we will have a consistent light fixture that goes around the building that will be a florescent light and that happens architectural throughout the buildings. Another important element is the mullions for the building will be a consistent burgundy color and that will continue around. Again that will be a rich feel; intentionally a different color from the Starbucks/Roti building. We want those buildings to feel compatible but not the same so we intentionally used a slightly different brick and a softer brick. We wanted them to feel like they made sense together but they are not exactly the same and we think that is important. Tenants don't like having their buildings look the same. One of the other elements is kind of a patina green which we would be using for the roof on the turret elements that we will be using on the corners of the buildings. We would do a little fiberglass rod on those corners just to help put an exclamation point on the corners of those buildings.

One other element I wanted to touch on was along Milwaukee Avenue. If you look at the two elevations, the west which is really on the interior of the site and the east elevation that faces Milwaukee Avenue, they look very much the same. You could

- Zelisko As we were developing the drawings we were trying to figure out how we should approach that. It could be framed pretty simply with the stucco and it would only go down to the parapet. This parapet is a couple feet higher than the roof so what happens is that it allows ventilation which we are still going to need. So what we were thinking if we needed something slatted that looks like a fence but we didn't like that idea. This way we can get the ventilation below. The mechanical units don't just draw from above they want to draw from the sides. Having the stucco start at about two feet, about the height of the parapet and go up to the height of the unit will allow that ventilation to take place. But what you see beyond that is consistent with the building materials. We think it is cost effective and we think it is going to look absolutely right.
- Heidner Is that going to be on all sides?
- Zelisko Yes and if you look across at a long enough length. I think that is the issue because Vernon Hills is very sensitive about mechanical units.
- Tzau If any of these restaurants wanted to put a green roof on top like an herb garden or a vegetable garden would the structures be able to accommodate that?
- Zelisko Yes.
- Tzau Sufficient drainage?
- Zelisko Yes, there would be sufficient drainage and there would be sufficient structural capacity because there is redundancy the way the roofs are loaded. The roof has a design capacity to handle that type of thing.
- Ballowe On the east elevation, the trees that are going to grow up in front of the signage on the building, I would assume if I were Roscoe's, I would not be very happy with that tree sitting right on Milwaukee.
- Zelisko You know the positioning of these is perhaps not exactly as they should be, but if you think of that they usually try to use landscape materials for the shade trees that don't have an open canopy. Because even on the parking lot side you would like to use things like honey locust that had an open canopy so you can't see through that.
- Ballowe Just a comment.
- Taxman It is a comment I hear consistently, particularly if I have a development that is 20 years with very mature trees. That is where you have a good landscaper, good relationship with your tenants and you try to prune it so it looks full and lush and the signage is not competing with that.

was Lot 4 on the far west of the site; that will stay the same. Lot 3 which is where the apartment building is; we carved a small area there because the current trash area enclosure for the Starbucks/Roti building was technically on Lot 3, the apartment building lot. We switched that from Lot 2 to what is now Lot 6. Over by Philly G's under the initial plat which is hard to see because the parking is not overlaid on it, the property lines are carved into the parking lot which was technically the retail parking lot and not Philly G's parking lot. We reallocated the land to give him some frontage along the pond for not having land in Taxman's parking. Again, we are just trying to clean up some borders. The biggest thing is that we created Lot 9 for the bank. In general just house cleaning and the bank pad.

(THE PUBLIC HEARING WAS OPEN FOR COMMENTS)

Kaaren Fox, 1199 East Port Clinton Road. I live in the development directly north of this site: the OPUS development. I am just curious of what traffic studies have been done and what plans there are relative to pedestrian crossings as it continues to get developed?

Kalmar There was a traffic study done as a part of the original design for the entire site. Pedestrian crossings have been created although some may be inhibited due to the fact some construction has not taken place as of yet. There are internal sidewalks that have been placed, both coming out of the OPUS North development and into the development here, primarily along the road ways, Town Center especially. In terms of other circulation, there is a bike path along Route 45 that can be shared that takes you along the perimeter of the development, entering internally to the site crossing in front of Philly G's and ultimately connecting into what will be the front of the Building C. It winds up being the connection. Like most parking lots you could walk across it but there is no designate walkway across it. Originally when we were working on this plan with the developer, parking was a premium and we were not able to create that pedestrian connection across the parking lots.

Fox What about the pedestrian connection across Milwaukee Avenue into Lincolnshire.

Kalmar That is one that is driven by IDOT and until they resolve how the improvements at Route 45 and Milwaukee are going to be done, it is not likely there is going to be any pedestrian connection created across Milwaukee Ave, especially at Route 45. With the amount of traffic running across there I am not sure you can really cross there in time for the lights. We would love to have it but when it happens in unknown.

Heidner Do you foresee it ever happening?

Kalmar They may put in cross walks and pedestrian signals, but they would have to create a safety island somewhere in the middle and I am not sure there is enough right-of-way in the middle to do that at this intersection.

Heidner How about anywhere along Route 45?

- a. General compliance with the plans prepared by Antunovich Associates dated February 16, 2010 and consisting of 11 pages.
- b. General Compliance with the amended plat entitled First Resubdivision of Vernon Hills Town Center prepared by Spaceco Inc. dated February 15, 2010 and consisting of two (2) pages.
- c. The exterior building materials and exterior colors for the new buildings shall be generally consistent with the existing buildings within the VHTC properties and the plans setforth in (a) above. The Building Commissioner shall determine whether the materials are consistent and may require changes to any plan to make it more consistent when necessary.
- d. Review and approval of the final site and landscaping plans and building elevation for the bank building located on proposed Lot 9 by the Planning and Zoning Commission and Village Board shall be required prior to issuance of a building permit for the bank.
- e. The portion of the Special Use Permit, as granted in Ordinance 2007-031, allowing the bank with drive-thru facility on Lot 4 is hereby revoked.
- f. Review and approval of revised engineering and landscaping plans by the Village Engineer and Landscape Technician shall be required prior to issuance of a building permit for any of the proposed buildings.
- g. Compliance with all previous conditions as setforth in Ordinance 2007-31 and the Development Permit.

Seconded by Gorog

Vote

Ayes: Ballowe, Cotton, Tzau, Gorog

Nays: Heidner

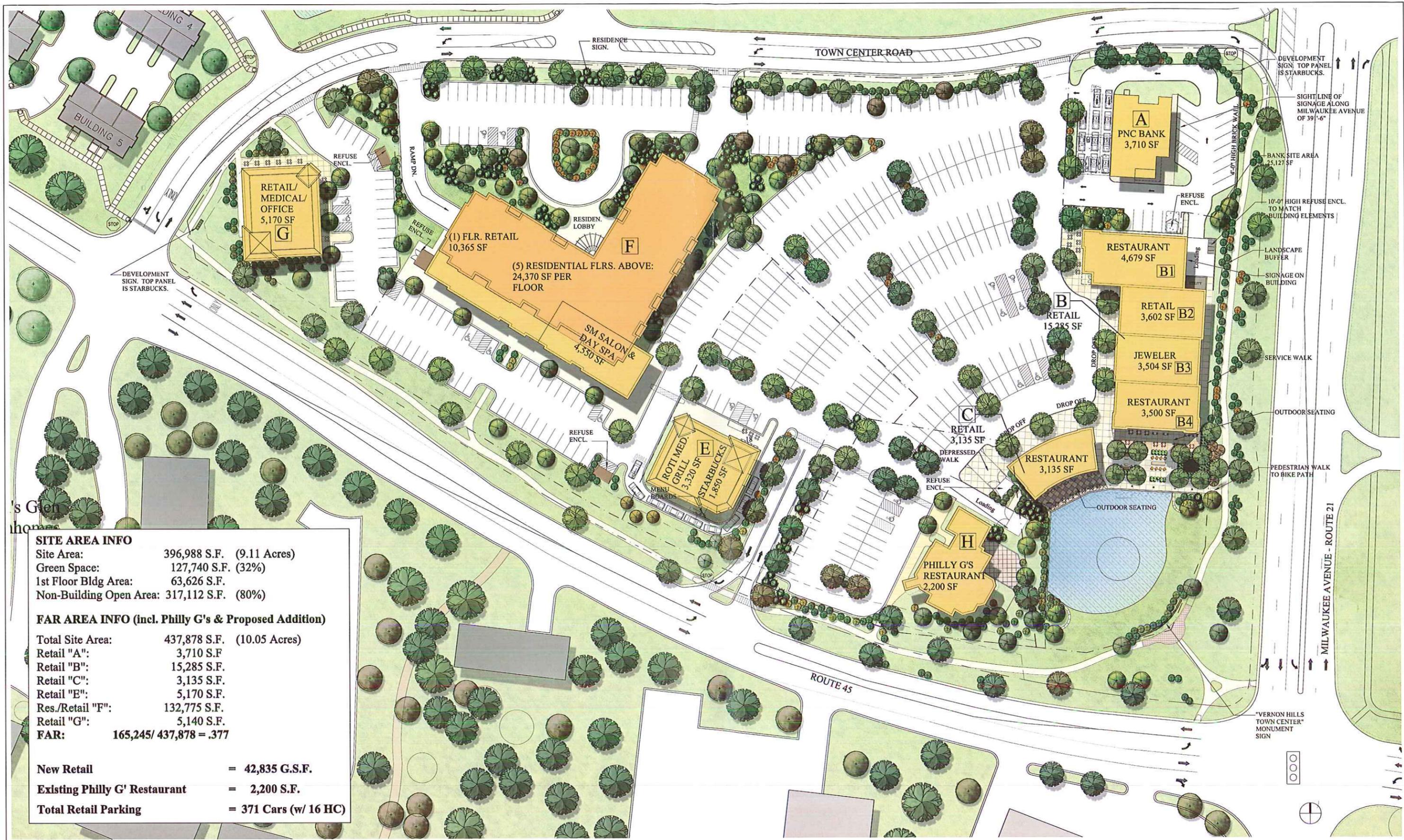
Absent: Morris, Hezner

The Commission voted 4-1 to recommend approval to amend the Special Use Permit granted pursuant to Ordinance 2007-31 for the Vernon Hills Town Center PUD subject to the above conditions.

III. Development Review

IV. Discussion

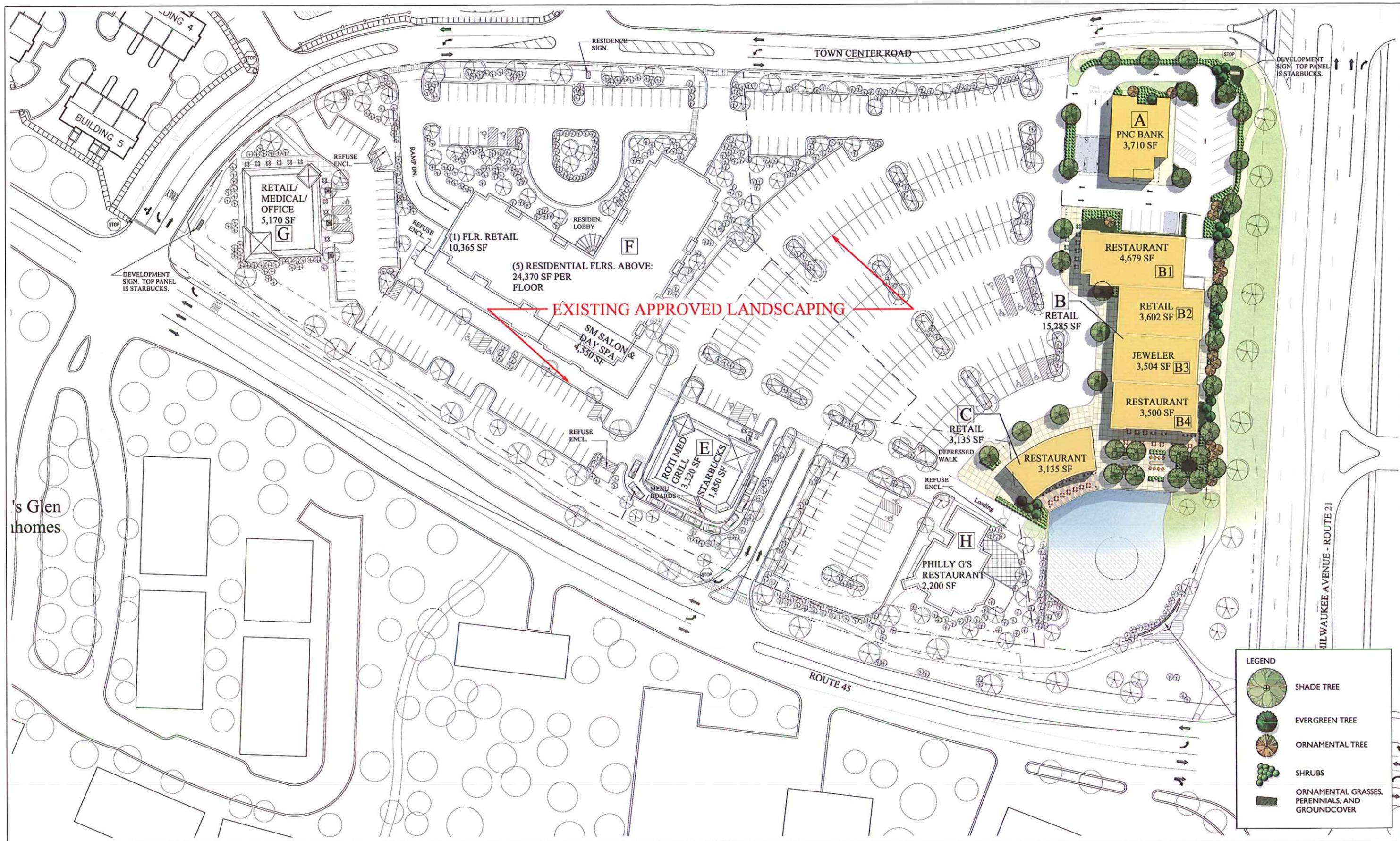
John Kalmar updated the Commission on upcoming meetings.



SITE AREA INFO	
Site Area:	396,988 S.F. (9.11 Acres)
Green Space:	127,740 S.F. (32%)
1st Floor Bldg Area:	63,626 S.F.
Non-Building Open Area:	317,112 S.F. (80%)
FAR AREA INFO (incl. Philly G's & Proposed Addition)	
Total Site Area:	437,878 S.F. (10.05 Acres)
Retail "A":	3,710 S.F.
Retail "B":	15,285 S.F.
Retail "C":	3,135 S.F.
Retail "E":	5,170 S.F.
Res./Retail "F":	132,775 S.F.
Retail "G":	5,140 S.F.
FAR:	165,245 / 437,878 = .377
New Retail	= 42,835 G.S.F.
Existing Philly G' Restaurant	= 2,200 S.F.
Total Retail Parking	= 371 Cars (w/ 16 HC)

VERNON HILLS TOWN CENTER

The Taxman Corporation Developer | Antunovich Associates Architects & Planners



EXISTING APPROVED LANDSCAPING

LEGEND	
	SHADE TREE
	EVERGREEN TREE
	ORNAMENTAL TREE
	SHRUBS
	ORNAMENTAL GRASSES, PERENNIALS, AND GROUNDCOVER

VERNON HILLS TOWN CENTER

The Taxman Corporation Developer | Antunovich Associates Architects & Planners | Wolff Landscape Architecture Landscape Architects

Landscape Plan 2

Vernon Hills, Illinois | February 16, 2010



VERNON HILLS TOWN CENTER

The Taxman Corporation Developer | Antunovich Associates Architects & Planners | Wolff Landscape Architecture Landscape Architects

Enlarged Landscape Plan

Vernon Hills, Illinois | February 16, 2010

PEDESTRIAN LIGHTING



LUMEC
CONTEMPORARY LANTERN

SITE BENCH



FORMS+SURFACES
BRIDGE BENCH

TRASH RECEPTACLE



FORMS+SURFACES
URBAN RENAISSANCE

BIKE RACK



FORMS+SURFACES
FREMONT

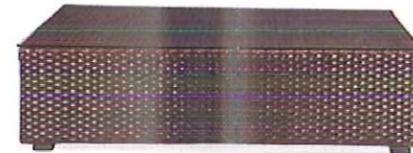
FURNITURE



DWR
TESSERE SOFA



DWR
TESSERE ARMCHAIR



DWR
TESSERE COFFEE TABLE



DWR
ADIRONDACK CHAIR



DWR
ADIRONDACK SIDE TABLE



East Elevation



West Elevation



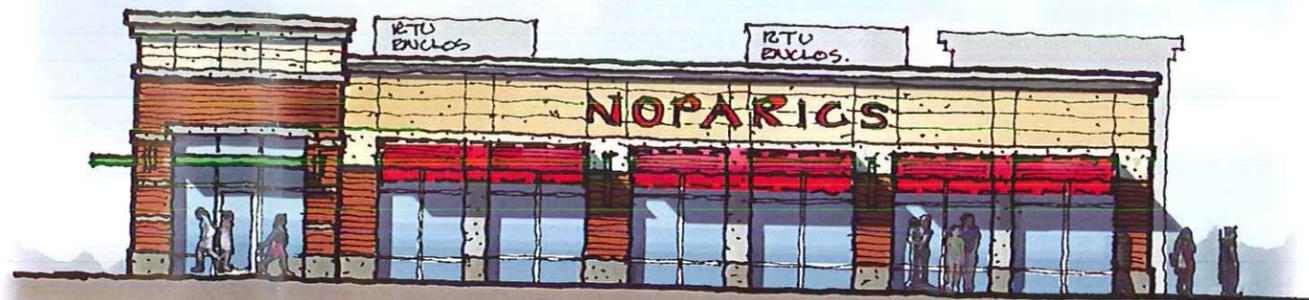
South Elevation



North Elevation



Building C East Elevation (West similar)



Building C North Elevation (South similar)



East Elevation

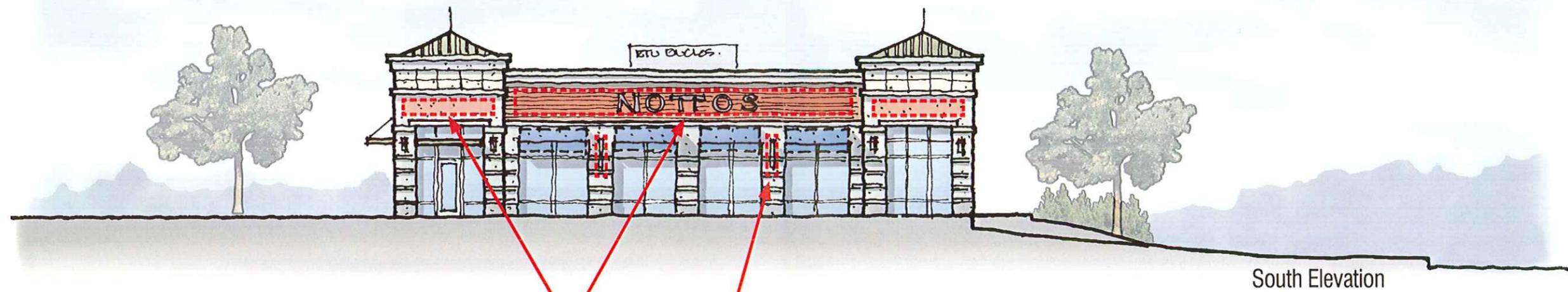
OPTIONAL WALL SIGN LOCATIONS



West Elevation

OPTIONAL BLADE SIGN LOCATIONS

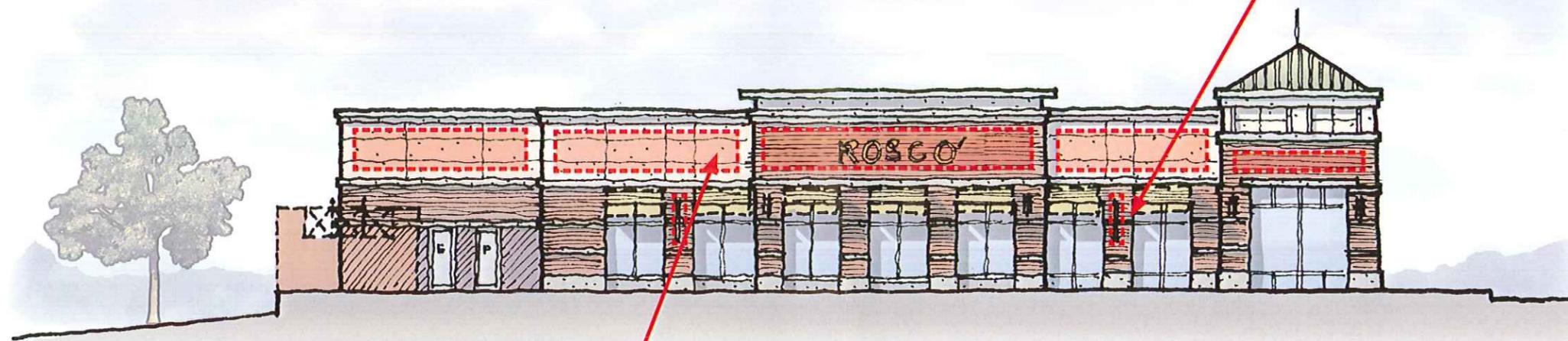
NOTE:
 THIS IS A MULTI-TENANT RETAIL BUILDING, TENANT SIGNAGE SIZES AND LOCATIONS WILL BE DEPENDANT ON FINAL DEMISED LEASE PLAN. A SIGNAGE "ZONE" IS SHOWN ON THESE ELEVATIONS WHICH INDICATES AN AREA FOR POSSIBLE SIGN LOCATIONS. MAXIMUM OF 1 SQUARE FOOT OF SIGNAGE PER 1 LINEAR FOOT OF STORE FRONTAGE. SIGNAGE IS ALLOWED ON EACH EXPOSED FACE OF BUILDING AS APPROVED BY PUD ORDINANCE.



OPTIONAL WALL SIGN LOCATIONS

OPTIONAL BLADE SIGN LOCATIONS

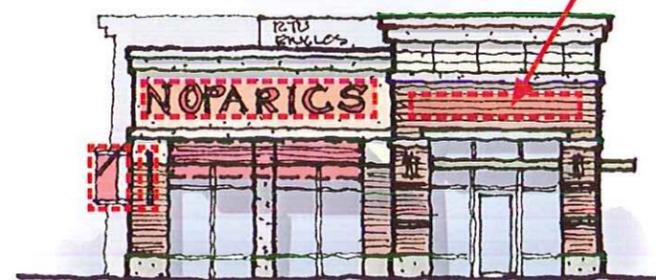
South Elevation



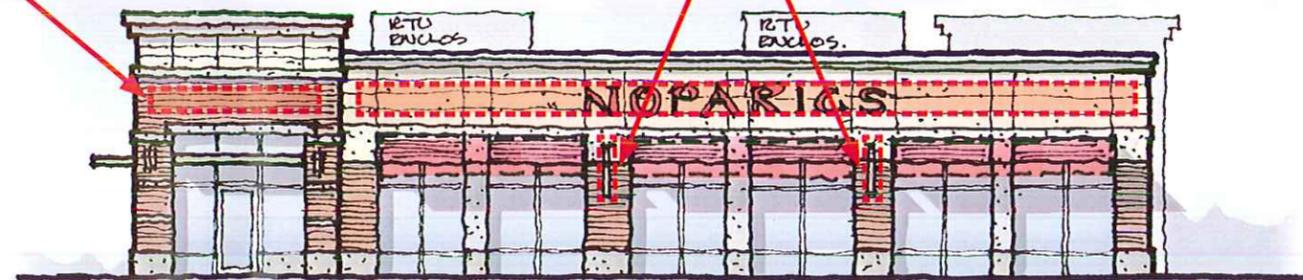
OPTIONAL WALL SIGN LOCATIONS

OPTIONAL BLADE SIGN LOCATIONS

North Elevation



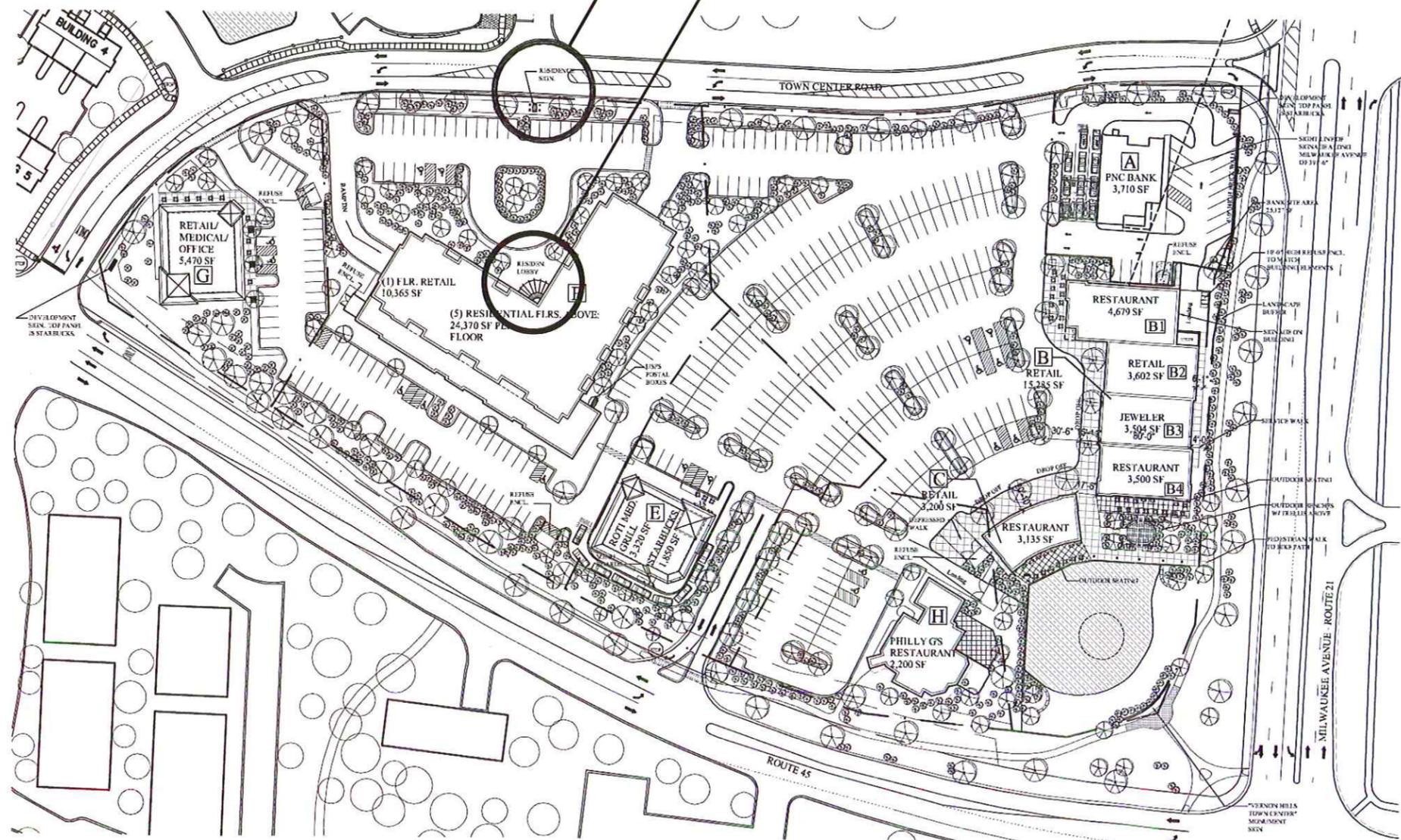
Building C East Elevation (West similar)



Building C North Elevation (South similar)

NOTE:

THIS IS A MULTI-TENANT RETAIL BUILDING, TENANT SIGNAGE SIZES AND LOCATIONS WILL BE DEPENDANT ON FINAL DEMISED LEASE PLAN. A SIGNAGE "ZONE" IS SHOWN ON THESE ELEVATIONS WHICH INDICATES AN AREA FOR POSSIBLE SIGN LOCATIONS. MAXIMUM OF 1 SQUARE FOOT OF SIGNAGE PER 1 LINEAR FOOT OF STORE FRONTAGE. SIGNAGE IS ALLOWED ON EACH EXPOSED FACE OF BUILDING AS APPROVED BY PUD ORDINANCE.

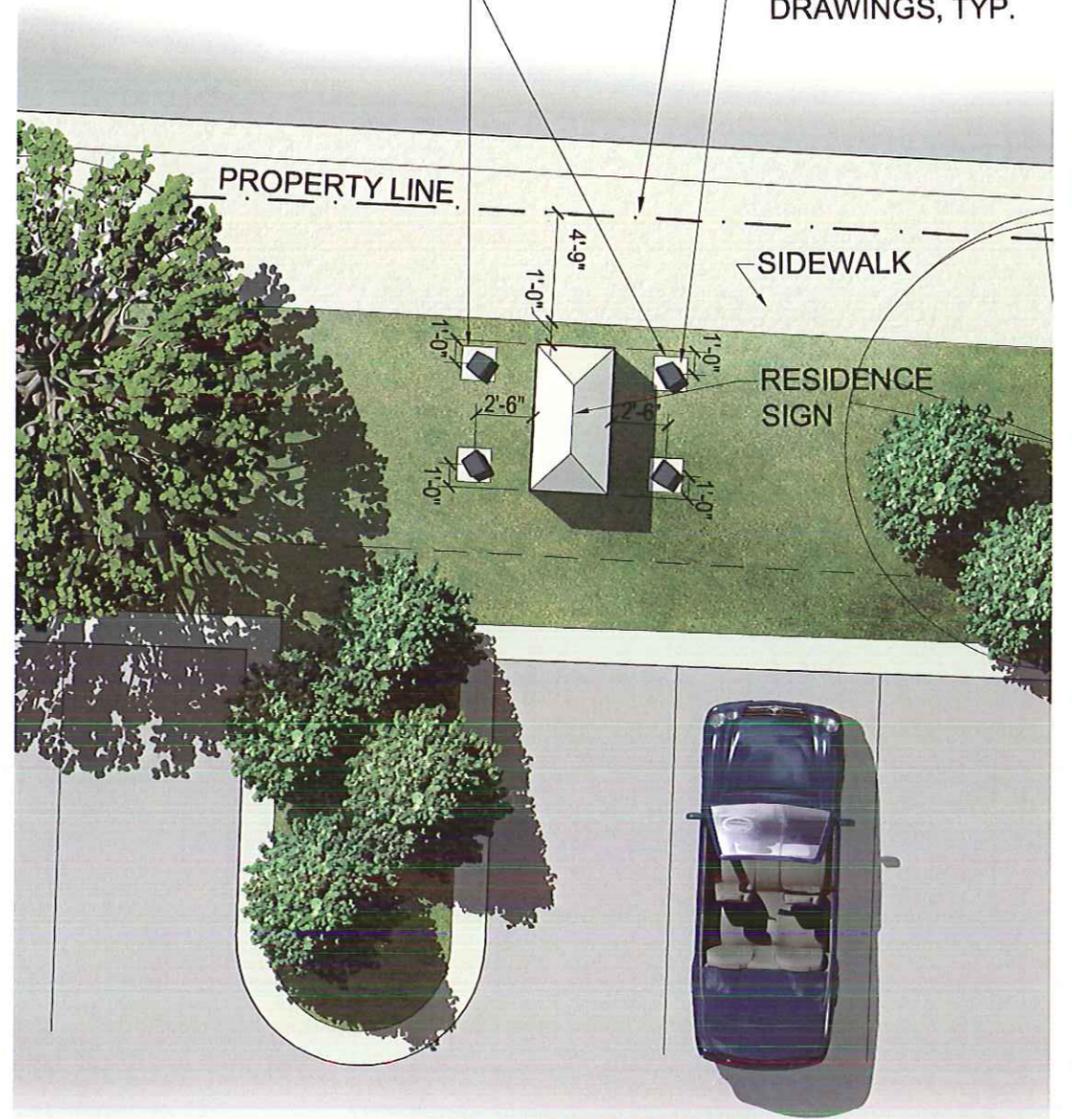


1 SITE PLAN
SCALE: 1/16" = 1'-0"

INSTALL LIGHTS SPECIFIED IN SITE ELECTRICAL DRAWINGS. LOCATE LIGHT FIXTURES AS SHOWN HERE AT SIGN. LIGHTS TO MATCH EXISTING LIGHTS LOCATED AT RT. 45. AND AT MILWAUKEE AVE SIGN ELECTRICAL DRAWINGS.

SEE COMMONS BUILDING PYLON DETAIL SHEET

LIGHT FIXTURE SPECIFIED ON SITE ELECTRICAL DRAWINGS, TYP.



2 ENLARGED SITE PLAN
SCALE: 1/16" = 1'-0"



8" HIGH BRASS FINISH
VINYL DIE-CUT LETTERS ON GLASS

ILLUMINATED 12" HIGH x 10'-0" LONG BRASS
PIN MOUNTED LETTERS & 3'-0" HIGH x 2'-8" WIDE LOGO

VERNON HILLS TOWN CENTER

The Taxman Corporation Developer | Antunovich Associates Architects & Planners

Commons Building Entry Sign

Vernon Hills, Illinois | February 16, 2010