

VILLAGE OF VERNON HILLS

ORDINANCE NO. 2010-042

AN ORDINANCE GRANTING FINAL APPROVALS FOR PNC BANK BUILDING  
AND RELATED IMPROVEMENTS FOR PROPERTY LOCATED ON LOT 9 IN THE  
FIRST RESUBDIVISION OF THE VERNON HILLS TOWN CENTER  
SUBDIVISION, IN THE VILLAGE OF VERNON HILLS, LAKE COUNTY.

THE 20<sup>th</sup> DAY OF JULY 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 21<sup>st</sup> Day of July 2010

AFFIDAVIT OF SERVICE

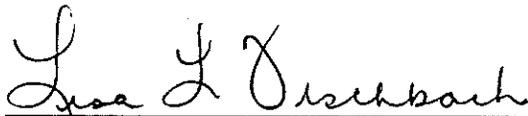
STATE OF ILLINOIS    )  
                                  )  
COUNTY OF LAKE    )

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 2010-042, AN ORDINANCE GRANTING FINAL APPROVALS FOR PNC BANK BUILDING AND RELATED IMPROVEMENTS FOR PROPERTY LOCATED ON LOT 9 IN THE FIRST RESUBDIVISION OF THE VERNON HILLS TOWN CENTER SUBDIVISION, IN THE VILLAGE OF VERNON HILLS, LAKE COUNTY.

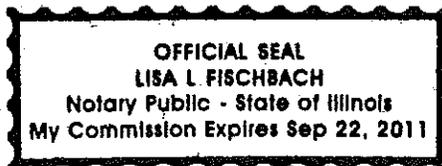


\_\_\_\_\_  
MICHAEL S. ALLISON, VILLAGE CLERK

SUBSCRIBED AND SWORN to Before  
Me this 4<sup>th</sup> day of August, 2010



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



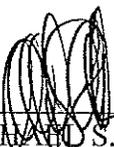
STATE OF ILLINOIS )  
                                  )  
COUNTY OF LAKE    )

CERTIFICATE

I, MICHAEL S. ALLISON, 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 JULY 20, 2010, THE CORPORATE AUTHORITIES OF SUCH MUNICIPALITY PASSED AND APPROVED ORDINANCE 2010-042, AN ORDINANCE GRANTING FINAL APPROVALS FOR PNC BANK BUILDING AND RELATED IMPROVEMENTS FOR PROPERTY LOCATED ON LOT 9 IN THE FIRST RESUBDIVISION OF THE VERNON HILLS TOWN CENTER SUBDIVISION, IN THE VILLAGE OF VERNON HILLS, LAKE COUNTY.

THE PAMPHLET FOR ORDINANCE NO. 2010-042, INCLUDING THE ORDINANCE AND A COVER SHEET THEREOF WAS PREPARED, AND A COPY OF SUCH ORDINANCE WAS POSTED IN THE VILLAGE HALL, COMMENCING JULY 21, 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 3<sup>rd</sup> DAY OF AUGUST 2010.

  
\_\_\_\_\_  
MICHAEL S. ALLISON, VILLAGE CLERK

SEAL



**ORDINANCE NO. 2010-042**

**AN ORDINANCE GRANTING FINAL APPROVALS FOR PNC BANK BUILDING AND RELATED IMPROVEMENTS FOR PROPERTY LOCATED ON LOT 9 IN THE FIRST RESUBDIVISION OF THE VERNON HILLS TOWN CENTER SUBDIVISION, IN THE VILLAGE OF VERNON HILLS, LAKE COUNTY.**

**WHEREAS**, Richard Leifert , representing PNC Bank, lessee of the property, in regard to property on Lot 9 in the First Resubdivision of the Vernon Hills Town Center Subdivision and legally described in Exhibit A, has petitioned the Village of Vernon Hills for approval of final site and landscaping plans and architectural elevations for the proposed PNC Bank building, and;

**WHEREAS**, the final approvals would allow development of the proposed 3,710 sq ft PNC Bank building within the Vernon Hills Town Center, and;

**WHEREAS**, after the public meeting held June 9, 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 and recommended approval of final site and landscaping plans and architectural elevations for the PNC Bank building subject to certain conditions.

**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, the final site and landscaping plans and architectural elevations for the PNC Bank, as set forth in Exhibit B, are hereby approved subject to the conditions listed in Section II.

**SECTION II.** 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 C, are hereby approved and are made a part of the approvals as listed in the Section above.

**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. SUCCESSORS AND ASSIGNS.** All of the provisions of this Ordinance and the attachments hereto are binding on all successors and assigns of PNC Bank.

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

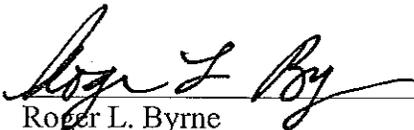
**SECTION VII. ORDINANCE NUMBER.** This ordinance shall be known as Ordinance Number 2010- 042.

Adopted by roll call vote as follows:

AYES:

NAYS:

ABSENT AND NOT VOTING:

  
Roger L. Byrne  
Village President

PASSED:

APPROVED:

PUBLISHED IN PAMPHLET FORM:

ATTEST:

  
\_\_\_\_\_  
Michael A. Hison  
Village Clerk



## **Exhibit A**

### LEGAL DESCRIPTION OF SHOPPING CENTER

LOTS 1 THROUGH 5 IN VERNON HILLS TOWN CENTER SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 15, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 16, 2008 AS DOCUMENT 6358723, IN LAKE COUNTY, ILLINOIS.

**Exhibit B**  
**Approved Plans**

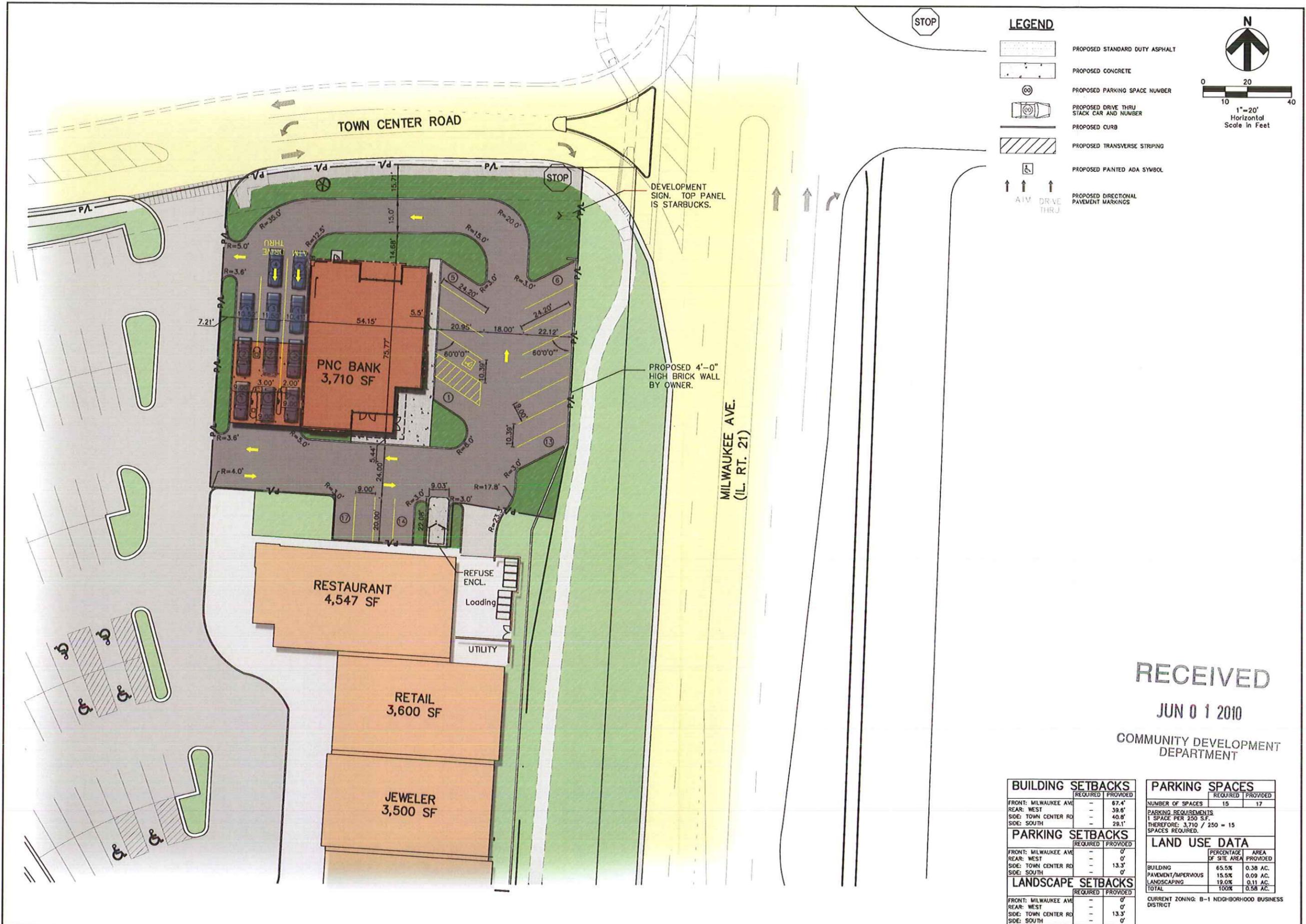
- Proposed site plan prepared by GPD Associates with a stamped receive dated of 6/1/10 and consisting of page C-111 except as amended in Exhibit C.
- Proposed landscape plan prepared by GPD Associates dated 5/26/10 and consisting of page L-101 except as amended in Exhibit C.
- PNC bank - Exterior Elevations prepared by Gensler Architects and consisting of 2 pages and dated June 24, 2010.
- PNC bank - Trash Enclosure prepared by Gensler Architects and consisting of one page and dated May 28, 2010.

## **Exhibit C**

### **Terms and Conditions of Approval**

1. General Compliance with the:
  - a. Proposed site plan prepared by GPD Associates with a stamped receive dated of 6/1/10 and consisting of page C-111 except as amended below.
  - b. Proposed landscape plan prepared by GPD Associates dated 5/26/10 and consisting of page L-101 except as amended below.
  - c. PNC bank - Exterior Elevations prepared by Gensler Architects and consisting of 2 pages and dated June 24, 2010.
  - d. PNC bank - Trash Enclosure prepared by Gensler Architects and consisting of one page and dated May 28, 2010.
2. The parking lot lighting shall be consistent with the existing fixtures within the development. The height of the light poles shall be reviewed and approved by the Village Engineer prior to issuance of a building permit. A photometric plan will be required to be submitted as a part of the site and engineering review.
3. The petitioner and property owner will provide information on who's responsible for the installation of landscaping adjacent to the drive-thru lane and on the north side of the property along Town Center Road. Detailed information on the timing of installation and the types of plant materials to be used shall be included on the PNC plans or on a separate plan shall be provided to the Village during review of the final landscaping plans. The landscape materials shall be installed prior to issuance of a final certificate of occupancy for the bank building.
4. No flag poles shall be permitted on the property.
5. The sign shall comply with the Sign Ordinance.
6. 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 the proposed building.
7. The petitioner or developer shall provide a sidewalk connection from the existing sidewalk on Town Center Road to the proposed sidewalk/patio area to be constructed in front of the proposed retail building(s) located on south of the PNC site on Lot.
8. The approved building elevation design and colors shall be applied to area in and around the night deposit/ATM area.
9. The site and landscaping plans shall be amended to eliminate the four (4) foot brick screening wall located adjacent to the parking lot and replace the wall with evergreen-type plants which will provide year round screening of the parking lot. Said plans shall comply with Condition #6 as listed above.

Drawing file: 200919014 SITE&LANDSCAPE.dwg  
 Drawing name: N:\2009\200919014 Vernon Hills, IL\dwg\Preliminary\Documents\Site Sketches\Preliminary Site Sketches\Site and Landscape 5-26-10\200919014 SITE&LANDSCAPE.dwg  
 May 27, 2010 10:12am



BUILDING SETBACKS		
	REQUIRED	PROVIDED
FRONT: MILWAUKEE AVE	-	67.4'
REAR: WEST	-	38.8'
SIDE: TOWN CENTER RD	-	40.8'
SIDE: SOUTH	-	28.1'

PARKING SPACES		
	REQUIRED	PROVIDED
NUMBER OF SPACES	15	17
PARKING REQUIREMENTS		
1 SPACE PER 250 S.F.		
THEREFORE: 3,710 / 250 = 15		
SPACES REQUIRED:		

PARKING SETBACKS		
	REQUIRED	PROVIDED
FRONT: MILWAUKEE AVE	-	0'
REAR: WEST	-	0'
SIDE: TOWN CENTER RD	-	13.3'
SIDE: SOUTH	-	0'

LAND USE DATA		
	PERCENTAGE OF SITE AREA	AREA PROVIDED
BUILDING	65.5%	0.38 AC.
PAVEMENT/IMPERVIOUS	15.5%	0.09 AC.
LANDSCAPING	19.0%	0.11 AC.
TOTAL	100%	0.58 AC.

LANDSCAPE SETBACKS		
	REQUIRED	PROVIDED
FRONT: MILWAUKEE AVE	-	0'
REAR: WEST	-	0'
SIDE: TOWN CENTER RD	-	13.3'
SIDE: SOUTH	-	0'

**GPD ASSOCIATES**  
 135 South Main Street, Suite 2  
 Vernon Hills, IL 60061, Fax 847-541-1100

**National City**  
 Now a part of

**ORDINANCE EXHIBIT B 1** Proposed site plan prepared by GPD Associates with a stamped receive dated of 6/1/10 and consisting of page C-111 except as amended below.

REV.	DATE	DESCRIPTION

**PNC Bank**  
 1250 SOUTH MILWAUKEE AVENUE  
 VERNON HILLS, IL

**SITE PLAN**

DESIGNED: \_\_\_\_\_ DATE: \_\_\_\_\_  
 DRAWN: \_\_\_\_\_  
 CHECKED: \_\_\_\_\_

JOB NO.  
**2009190.14**

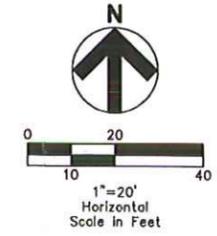
**C-111**

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**LEGEND**

- PLANT QUANTITY AND SYMBOL
- TRENCHED EDGE
- TREE/SHRUB
- SOD AREA
- TREES/SHRUBS BY OWNER



**PLANT LIST**

Symbol	Botanical Name	Common Name	Qty.	Size	Condition	Remarks
Ea	<i>Euonymus alata 'Compacta'</i>	Compact Burning Bush	9	No. 5	Cont.	5' o/c
Hh	<i>Hemerocallis Stella D'Oro</i>	Stella D'Oro Daylily	41	No. 1	Cont.	18" o/c
Ix	<i>Ilex x. meserveae China Boy/Girl</i>	China Boy/Girl Holly	11	24"	B&B	Provide 1 male
Ms	<i>Miscanthus sinensis 'Morning Light'</i>	Morning Light Maiden Grass	20	No. 2	Cont.	3' o/c
SJ	<i>Spiraea japonica 'Neon Flash'</i>	Neon Flash Spiraea	12	No. 5	Cont.	3' o/c



**National City**  
 Now a part of

ORDINANCE EXHIBIT B 2 Proposed landscape plan prepared by GPD Associates dated 5/26/10 and consisting of page L-101 except as amended below.

REV.	DATE	DESCRIPTION

**PNC Bank**  
 1250 SOUTH MILWAUKEE AVENUE  
 VERNON HILLS, IL

**LANDSCAPE PLAN**

DESIGNED	DATE
MAR	5/26/10
DRAWN	MAR
CHECKED	MAR
	5/26/10

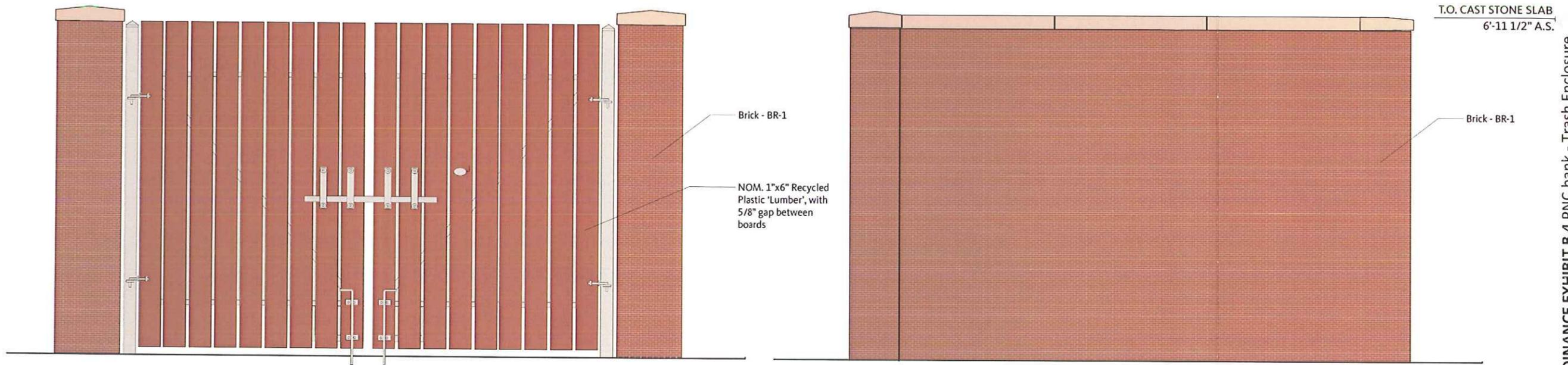
JOB NO.  
**2009190.14**

**L-101**



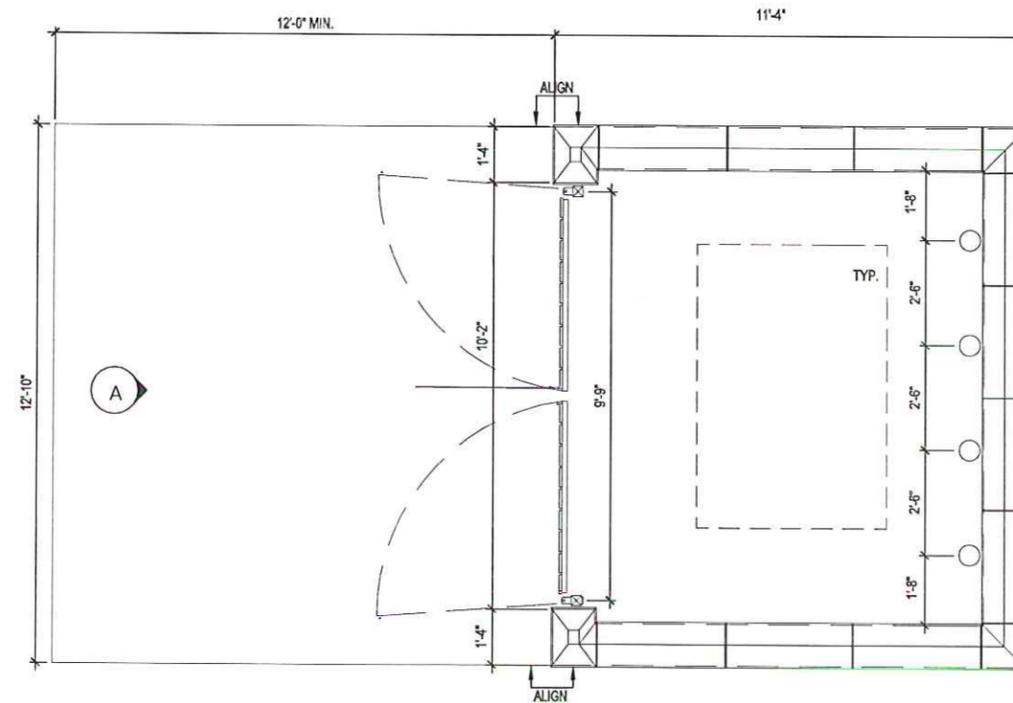
ORDINANCE EXHIBIT B 3 PNC bank - Exterior Elevations  
prepared by Gensler Architects and consisting of 2 pages  
and dated June 24, 2010.





Elevation A  
Scale: 1/2" = 1'-0"

Elevation B  
Scale: 1/2" = 1'-0"



Key Plan  
Scale: 1/4" = 1'-0"

ORDINANCE EXHIBIT B 4 PNC bank - Trash Enclosure  
prepared by Gensler Architects and consisting of one page  
and dated May 28, 2010.

### **Exhibit C**

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