

VILLAGE OF VERNON HILLS

ORDINANCE NO. 2010-058

AN ORDINANCE AMENDING ORDINANCES 2010-041 BY EXTENDING THE TIME PERIOD OF THE MORATORIUM FOR BUILDING PERMIT, SITE PLAN AND/ OR ARCHITECTURAL APPROVALS FOR NON-RETAIL PROJECTS IN THE ZONING DISTRICTS ALLOWING RETAIL USES ON PROPERTIES WITHIN THE MAJOR RETAIL CORRIDORS ALONG MILWAUKEE AVENUE (ROUTE 21) AND TOWNLINE ROAD (ROUTE 60) WITHIN THE VILLAGE OF VERNON HILLS

THE 5th DAY OF OCTOBER 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 6th Day of October 2010

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OF THE MORATORIUM FOR BUILDING
PERMIT, SITE PLAN AND/ OR
ARCHITECTURAL APPROVALS FOR NON-
RETAIL PROJECTS IN THE ZONING
DISTRICTS ALLOWING RETAIL USES ON
PROPERTIES WITHIN THE MAJOR RETAIL
CORRIDORS ALONG MILWAUKEE AVENUE
(ROUTE 21) AND TOWNLINE ROAD (ROUTE
60) WITHIN THE VILLAGE OF VERNON
HILLS**

WHEREAS, the Village of Vernon Hills (“Village”) on January 19, 2010 adopted Ordinance 2010-012 establishing a moratorium against issuance of building permits, site plan and/or architectural review approvals for non-retail projects within the major retail corridors along Milwaukee Avenue (Route 21) and Townline Road (Route 60); and,

WHEREAS, Ordinance 2010-018 reduced the number of properties to be included in the moratorium area in an effort to apply the moratorium only to the core commercial areas of the Village; and,

WHEREAS, in Ordinance 2010-018 the Village agreed to amend its Moratorium Ordinance to allow an existing non-sales tax generating use to be replaced by another non-sales tax generating use in the same retail space; and,

WHEREAS, in Ordinance 2010-041 the Village approved an extension of the time for expiration of Moratorium Ordinance to allow for addition study of topic; and,

WHEREAS, Rolf C. Campbell & Associates, Inc. was employed by the Village for the planning services to analyze the types of retail and non-retail sales uses within specific developments located along Route 60 (Townline Road) and Milwaukee Avenue and formulate specific recommendations on how the retail sales tax base for the community can be protected; and,

WHEREAS, Rolf C. Campbell & Associates, Inc. has prepared a report entitled Commercial Occupancy Analysis - Initial Findings Report date April 30, 2010 (“The Report”) and has presented the report to the Village Board and Planning and Zoning Commission at a joint meeting on May 13, 2010; and

WHEREAS, due to the findings and preliminary recommendations from The Report, the Village Board acknowledge that it needs more time to conduct the necessary public hearing which is scheduled for October 20, 2010 before the Planning and Zoning Commission who will review the report and make recommendations on possible changes to the Village Code of Ordinances.

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: The Village Board of Trustees hereby amends its Moratorium Ordinance, being Ordinance 2010-041, to extend the moratorium until December 8, 2010 for any and all approvals that relate to all non-retail sale tax generating uses on the ground floor in commercial buildings located along Townline Road and Milwaukee Avenue, i.e. the major retail shopping areas of the Village as set forth in the map identifying properties attached hereto as Exhibit A, regardless of the zoning district and regardless of whether the uses would be deemed to be permitted or special uses under the existing zoning classifications.

SECTION II: The Village Board of Trustees further reaffirms its approval Ordinance 2010-018, by specifically reauthorizing non-sales tax generating uses to locate in a commercial space within the moratorium area on the express condition that the use immediately prior that it is replacing was also a non-sales tax generating use.

SECTION III: This Ordinance shall be in full force and effect from and after its adoption as provided by law.

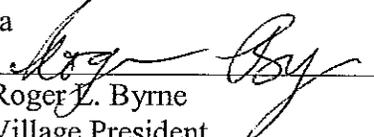
SECTION IV. ORDINANCE NUMBER. This ordinance shall be known as Ordinance Number 2010-058.

Adopted by roll call vote as follows:

AYES: 4 – Koch, Marquardt, Schultz, Schwartz

NAYS: 0 - None

ABSENT AND NOT VOTING: 2 – Williams, Hebda


Roger L. Byrne
Village President

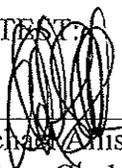
PASSED: 10/05/2010

APPROVED: 10/05/2010

PUBLISHED IN PAMPHLET FORM: 10/06/2010



ATTEST:


Michael Anison
Village Clerk

AFFIDAVIT OF SERVICE

STATE OF ILLINOIS)
)
COUNTY OF LAKE)

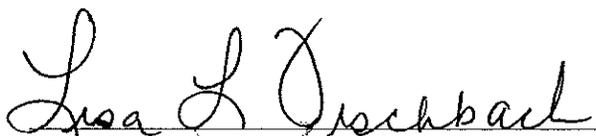
I, MICHAEL S. ALLISON, BEING FIRST DULY APPOINTED, DEPOSES AND SAYS ON OATH THAT AS VILLAGE CLERK OF THE VILLAGE OF VERNON HILLS, HE DID CAUSE THE FOREGOING CERTIFICATE FOR ORDINANCE 2010-058, AN ORDINANCE AMENDING ORDINANCES 2010-041 BY EXTENDING THE TIME PERIOD OF THE MORATORIUM FOR BUILDING PERMIT, SITE PLAN AND/ OR ARCHITECTURAL APPROVALS FOR NON-RETAIL PROJECTS IN THE ZONING DISTRICTS ALLOWING RETAIL USES ON PROPERTIES WITHIN THE MAJOR RETAIL CORRIDORS ALONG MILWAUKEE AVENUE (ROUTE 21) AND TOWNLINE ROAD (ROUTE 60) WITHIN THE VILLAGE OF VERNON HILLS



MICHAEL S. ALLISON, VILLAGE CLERK

SUBSCRIBED AND SWORN to Before
Me this 5th October, 2010





Notary Public

