

VILLAGE OF VERNON HILLS

ORDINANCE NO. 2009-062

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 1ST DAY OF DECEMBER 2009

Published in pamphlet form by the  
Authority of the President and Board  
Of Trustees of the Village of Vernon  
Hills, Lake County, Illinois, this 2nd  
Day of December 2009

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FOR PROPERTY COMMONLY KNOWN AS  
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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 (“Developer”), in regard to property commonly known as Vernon Hills Town Center PUD, has petitioned the Village of Vernon Hills to amend the PUD and development agreement previously granted pursuant to Ordinance 2007-31 for the Vernon Hills Town Center PUD to change the design and size of the two existing monument signs generally located at the north/east corner of Route 45 and Town Center Road and at the south/west corner of Town Center Road and Milwaukee; and

WHEREAS, the change of the development signs include changing the approved lannon stone veneer for the area directly behind the sign letters to a smooth cut cast limestone behind the sign letters and increasing the height from 8’-0” to 10’-0”;

WHEREAS, the proposed architectural style and quality of the proposed sign materials and increased height of the signs are generally consistent with the approved PUD; and

WHEREAS, the readability of the sign will be improved by the proposed change while the location and footprint of both signs will not be changed; and

WHEREAS, the Board feels that the proposed amendment does support the intent and concept of the PUD while the architectural style and size of the signs remains consistent with the approved in the PUD.

**NOW THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF VERNON HILLS, LAKE COUNTY, ILLINOIS, AS FOLLOWS:**

**SECTION I:** Pursuant to the Vernon Hills Zoning Ordinance of 1982, as amended and Ordinance 2007-31, the proposed changes to the development signs consisting of the photo simulation with dimensions, submitted by VHTC, LLC, dated November 18, 2009 are hereby approved. Said approved Plans are attached as Exhibit B.

**SECTION II:** The approval of the amended development signs and changes in materials and height are subject to the conditions of approval as set forth in Ordinance 2007-31 except as otherwise provided herein.

**SECTION III: PENALTY.** Any person violating the terms and conditions of this Ordinance shall be subject to a penalty as provided in Appendix C of the Village Code of Ordinance.

**SECTION IV: SEVERABILITY.** In the event that any section, clause, provision or part of this Ordinance shall be found and finally 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 applications, all valid applications that are severable from the invalid applications shall remain in effect.

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

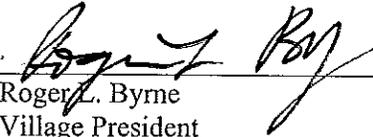
**SECTION VII. ORDINANCE NUMBER.** This ordinance shall be known as Ordinance Number 2009-062.

Adopted by roll call vote as follows:

AYES: 4-Marquardt, Williams, Hebda, Koch

NAYS: 0-None

ABSENT AND NOT VOTING: 2-Schultz, Schwartz

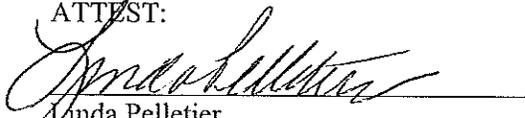
  
\_\_\_\_\_  
Roger L. Byrne  
Village President

PASSED: 12/01/2009

APPROVED:12/01/2009

PUBLISHED IN PAMPHLET FORM: 12/02/2009

ATTEST:

  
\_\_\_\_\_  
Linda Pelletier  
Village Clerk



**EXHIBIT A**

**Legal Description**

Detention Outlot 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, Lake County, Illinois

**EXHIBIT B**

Letter from Jeff Zelisko, Principal with Antunovich Associates dated August 11, 2009 and the following plans prepared by Antunovich Associates:

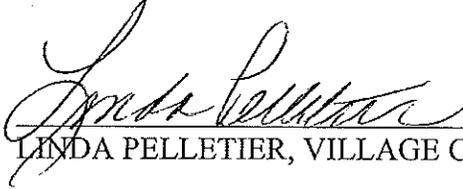
- Site Plan dated August 11, 2009 and consisting of one page.
- Proposed Development Sign dated August 11, 2009 and consisting of one page.
- Previously Proposed Development Sign dated September 22, 2008 and consisting of one page.



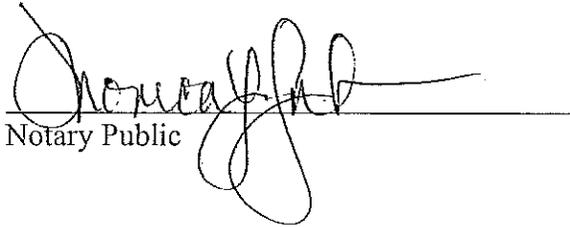
AFFIDAVIT OF SERVICE

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 2009-062, 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 16 day of December, 2009

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

