

VILLAGE OF VERNON HILLS

ORDINANCE NO. 2011-006

AN ORDINANCE GRANTING FINAL APPROVALS FOR STEINHAFEL FURNITURE STORE BUILDING AND RELATED IMPROVEMENTS ON PROPERTY LOCATED AT 569 NORTH MILWAUKEE AVENUE IN THE MARKETPLACE SHOPPING CENTER IN THE VILLAGE OF VERNON HILLS, LAKE COUNTY

THE 18th DAY OF JANUARY, 2011

Published in pamphlet form by the Authority of the President and Board of Trustees of the Village of Vernon Hills, Lake County, Illinois, this 20th Day of January, 2011

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THE VILLAGE OF VERNON HILLS, LAKE
COUNTY**

WHEREAS, Representatives from Steinhafels and Iconica (Architect/Builder), representing Gary Steinhafel and Steinhafel's Corporation, in regard to property at 569 North Milwaukee Avenue and legally described in Exhibit A, have petitioned the Village of Vernon Hills for approval to amend the final site and landscaping plans and building elevations of the former Home EXPO building to allow the proposed Steinhafel Furniture Store, and;

WHEREAS, the final approvals would allow renovation and conversion of the former Home EXPO building into a Steinhafel Furniture Store within the Marketplace Shopping Center, and;

WHEREAS, Gary Steinhafel and Steinhafel's Corporation is the owner of the property and building located at 569 North Milwaukee Avenue; and

WHEREAS, after the public meeting held December 15, 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 to amend the final site and landscaping plans and building elevations for the proposed Steinhafel Furniture Store 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 building elevations for the Steinhafel Furniture Store, as setforth 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 Gary Steinhafel and Steinhafel's Corporation.

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.

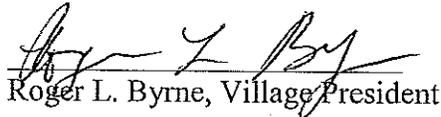
SECTION VII. ORDINANCE NUMBER. This ordinance shall be known as Ordinance Number 2011- 006.

Adopted by roll call vote as follows:

AYES: 5 – Koch, Schwartz, Hebda, Schultz, Byrne

NAYS: 0 None

ABSENT AND NOT VOTING: 2 – Williams Marquardt


Roger L. Byrne, Village President

PASSED: 1/18/2011

APPROVED: 1/18/2011

PUBLISHED IN PAMPHLET FORM: 1/20/2011

ATTEST:


Michael Wilson
Village Clerk

Exhibit A
Legal Description

Exhibit B
Approved Plans

- Site/Engineering/Construction Plan prepared by Iconica with a dated of 12/02/10 and consisting of Page A100.
- Proposed elevation plans prepared by Iconica with a date of 12/02/10 and consisting of two (2) pages.

Exhibit C

Terms and Conditions of Approval

1. General Compliance with the:
 - a. Site/Engineering/Construction Plan prepared by Iconica with a dated of 12/02/10 and consisting of Page A100.
 - b. Proposed elevation plans prepared by Iconica with a date of 12/02/10 and consisting of two (2) pages.
 - c. Awning Detail plans prepared by Iconica with a date of 12/02/10 and consisting of one page.
 - d. Wall Sconce Details prepared by Visa Lighting with a date of 8/30/05 and consisting of three (3) pages.

2. Review and approval of revised landscaping plans by the Village Landscape Technician and installation of any required plant materials shall be required prior to issuance of certificate of occupancy for the project. The Landscape Technician may require replacement of any plants within the property where, in his opinion, the plant materials are in poor health or missing. Additional plant material shall be required to screen the demountable storage area on the south side of the building. The petitioner and property owner shall make every effort to preserve the existing trees on the south side of the building.

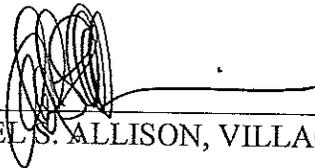
3. Review and approval of the revised site and engineering plans by the Village Engineer. Due to the time of year, this approval may occur after issuance of the building permit for this project. The petitioner shall work with the Village Engineer to inspect the property and make repairs where necessary to the existing parking lot and sidewalks. This will likely require possible pavement or concrete patching, replacement of regulatory signs and re-striping of parking spaces, etc.

4. Compliance with all ordinances and standards of the Village.

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 2011-006, AN ORDINANCE GRANTING FINAL APPROVALS FOR STEINHAFEL FURNITURE STORE BUILDING AND RELATED IMPROVEMENTS ON PROPERTY LOCATED AT 569 NORTH MILWAUKEE AVENUE IN THE MARKETPLACE SHOPPING CENTER IN THE VILLAGE OF VERNON HILLS, LAKE COUNTY



MICHAEL S. ALLISON, VILLAGE CLERK

SUBSCRIBED AND SWORN TO BEFORE
THIS 20TH DAY OF JANUARY, 2011


Notary Public

