

VILLAGE OF VERNON HILLS

ORDINANCE NO. 2011-012

AN ORDINANCE GRANTING VARIATIONS FROM THE SIGN CODE FOR GORDMANS  
AND RIVERTREE COURT, 701 N. MILWAUKEE AVENUE, VERNON HILLS, IL, LAKE  
COUNTY

THE 1st DAY OF MARCH, 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 16<sup>th</sup> Day of  
March, 2011

**ORDINANCE NO. 2011-012**

**AN ORDINANCE GRANTING  
VARIATIONS FROM THE SIGN CODE  
FOR GORDMANS AND RIVERTREE  
COURT, 701 N. MILWAUKEE  
AVENUE, VERNON HILLS, IL, LAKE  
COUNTY**

**WHEREAS**, Gordman's Department Store and Rivertree Court Shopping Center, located at 701 North Milwaukee Avenue Vernon Hills, IL, filed an application on January 4, 2011 requesting a variation from the Village Code of Ordinances, Chapter 19, Signs, Section 19-3(c)(6) to allow a wall sign to be 363 square feet in lieu of the maximum permitted size of 248.68 square feet, Section 19-3(c)(6c) to allow two ground mounted signs to be 210 square feet in lieu of the maximum permitted size of 50 square feet, Section 19-3(c)(9b) to allow two ground mounted signs to be 25 feet in height in lieu of the maximum permitted height of 8 feet, Section 19-3(c)(7b)1 to allow two ground mounted signs to display 10 tenants and the name of the shopping center rather than one tenant as permitted, Section 19-5(3) to allow 3 private traffic directional signs to be 15 square feet in lieu of the maximum permitted size of 3 square feet and Section 19-5(3) to allow the names of the tenants to be displayed on private traffic directional signs which is otherwise not permitted; and

**WHEREAS**, A public hearing was conducted on this application by the Zoning Board of Appeals at its meeting of January 27, 2011, after due notice thereof by publication, mailing and posting of the property; and

**WHEREAS**, The Zoning Board of Appeals, having fully heard the testimony, found that sufficient facts were presented which, in its judgment, would justify recommending approval of the following variations:

1. Section 19-3(c)(6) to allow a wall sign to be 363 square feet in lieu of the maximum permitted size of 248.68 square feet.
2. Section 19-3(c)(6c) to allow two ground mounted signs to be 210 square feet in lieu of the maximum permitted size of 50 square feet.
3. Section 19-3(c)(9b) to allow two ground mounted signs to be 25 feet in height in lieu of the maximum permitted height of 8 feet; and

**WHEREAS**, The Zoning Board of Appeals, having fully heard the testimony, found that insufficient facts were presented which, in its judgment, would not justify recommending approval of the following variations:

1. Section 19-3(c)(7b)1 to allow two ground mounted signs to display 10 tenants and the name of the shopping center rather than one tenant as permitted.
2. Section 19-5(3) to allow 3 private traffic directional signs to be 15 square feet in lieu of the maximum permitted size of 3 square feet.

3. Section 19-5(3) to allow the names of the tenants to be displayed on private traffic directional signs which is otherwise not permitted; and

**WHEREAS**, The Village Board of Trustees have, with the findings of the Zoning Board of Appeals, found: 1) that the property in question cannot yield a reasonable return if required to be used only under the conditions allowed by the regulations of the code; 2) that the plight of the owner is due to unique circumstances; and 3) that variation if granted would not alter the essential character of the neighborhood.

**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 Sign Code, as amended, the following variations are hereby granted:

1. Section 19-3(c)(6) to allow a wall sign to be 363 square feet in lieu of the maximum permitted size of 248.68 square feet.
2. Section 19-3(c)(6c) to allow two ground mounted signs to be 210 square feet in lieu of the maximum permitted size of 50 square feet.
3. Section 19-3(c)(9b) to allow two ground mounted signs to be 25 feet in height in lieu of the maximum permitted height of 8 feet; and
4. Section 19-3(c)(7b)1 to allow two ground mounted signs to display 10 tenants and the name of the shopping center rather than one tenant as permitted.
5. Section 19-5(3) to allow 3 private traffic directional signs to be 15 square feet in lieu of the maximum permitted size of 3 square feet.
6. Section 19-5(3) to allow the names of the tenants to be displayed on private traffic directional signs which is otherwise not permitted; and

**SECTION II.** Approvals of the variations are subject to the following conditions:

1. The Gordman's wall signs shall be substantially in accordance with the elevation drawings prepared by Meyer and Associates Architects, dated January 4, 2011.
2. The multi-tenant ground signs shall be substantially in accordance with the elevation drawings prepared by Olympic Signs, dated December 21, 2010.
3. The directional signs shall be substantially in accordance with the elevation drawings prepared by Olympic Signs, dated January 18, 2011.
4. The multi-tenant ground signs and directional signs shall be substantially in accordance with the site plan, prepared by 3-D Design, dated January 13, 2011.
5. The directional signs shall be reviewed by Village staff for potential site line obstructions. The signs shall be relocated, as needed, to eliminate any visual obstruction to vehicular traffic.

6. The proposed landscape plan for the multi-tenant signs and directional signs is subject to review and approval by the Village Landscape Technician.

**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.

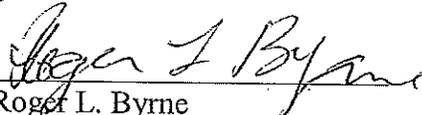
**SECTION V. EFFECTIVE DATE.** This ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

**SECTION VI. ORDINANCE NUMBER.** This ordinance shall be known as Ordinance Number 2011-012.

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

NAYS: 0 - None

ABSENT AND NOT VOTING: 1 - Williams

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

PASSED: 3/1/2011

APPROVED: 3/1/2011

PUBLISHED IN PAMPHLET FORM: 3/16/2011

ATTEST:

  
\_\_\_\_\_  
Michael Allison  
Village Clerk



AFFIDAVIT OF SERVICE

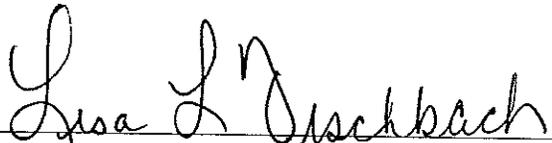
STATE OF ILLINOIS     )  
  )  
COUNTY OF LAKE     )

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 2011-012, AN ORDINANCE GRANTING VARIATIONS FROM THE SIGN CODE FOR GORDMANS AND RIVERTREE COURT, 701 N. MILWAUKEE AVENUE, VERNON HILLS, IL, LAKE COUNTY



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

SUBSCRIBED AND SWORN TO BEFORE  
THIS 16TH DAY OF MARCH, 2011

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

