

VILLAGE OF VERNON HILLS

ORDINANCE NO. 2011-017

AN ORDINANCE AMENDING ORDINANCE 2010-007 GRANTING A VARIATION FROM
THE SIGN CODE FOR TOWNLINE COMMONS, 555 E. TOWNLINE ROAD, IN THE
VILLAGE OF VERNON HILLS, LAKE COUNTY

THE 15th 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 16th Day of
March, 2011

ORDINANCE NO. 2011-017

AN ORDINANCE AMENDING ORDINANCE 2010-007 GRANTING A VARIATION FROM THE SIGN CODE FOR TOWNLINE COMMONS, 555 E. TOWNLINE ROAD, IN THE VILLAGE OF VERNON HILLS, LAKE COUNTY

WHEREAS, The Village Board of Trustees, at its meeting on January 27, 2009, approved Ordinance 2010-007, authorizing variations from the Sign Code allowing a multi tenant ground sign for Mid-America Asset Management, Inc. (Townline Commons), 555 E. Townline Road Vernon Hills, Illinois; and

WHEREAS, The variation were authorized from the Village Code of Ordinances, Chapter 19, Signs, Section 19-3(c)(6c) to allow a ground mounted sign to be 172.43 square feet in lieu of the maximum permitted size of 50 square feet, section 19-3(c)(9b) to allow a ground mounted sign to be 15'-11" feet in height in lieu of the maximum permitted height of 8 feet, and section 19-3(c)(7b)1 to allow a ground mounted signs to display 4 tenants and the name of the shopping center rather than one tenant as required by the sign code.; and

WHEREAS, Mid-America Manage (Townline Commons) is requesting an amendment to Ordinance 2010-007 that would allow: 1) One additional tenant panel to be displayed resulting in five total panels; 2) The overall height to be revised from 15'-11" to 18'-4 ½"; and 3) An increase in the size from 172.43 square feet to 197.6 square feet; and

WHEREAS, The Village Board of Trustees have 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 and Ordinance 2010-007, the following variations are hereby granted:

1. Chapter 19, Signs, section 19-3(c)(6c) to allow a ground mounted sign to be 197.6 square feet in lieu of the maximum permitted size of 50 square feet.
2. Chapter 19, Signs, section 19-3(c)(9b) to allow a ground mounted sign to be 18'-4 ½" feet in height in lieu of the maximum permitted height of 8 feet.
3. Chapter 19, Signs, section 19-3(c)(7b)1 to allow a ground mounted sign to display 5 tenants and the name of the shopping center rather than one tenant as required by the sign code.

SECTION II. Approval of the variations for the ground mounted sign is subject to the following conditions:

1. The sign shall be designed in accordance with the elevation drawings prepared by American Sign Factory, dated January 27, 2011.
2. The landscape revisions shall be 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.

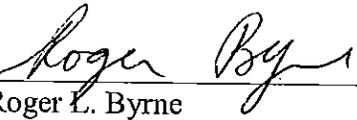
SECTION VI. ORDINANCE NUMBER. This ordinance shall be known as Ordinance Number 2011-017.

Adopted by roll call vote as follows:

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

NAYS: 0 - None

ABSENT AND NOT VOTING: 1 - Williams



Roger L. Byrne
Village President

PASSED: 3/15/2011

APPROVED: 5/15/2011

PUBLISHED IN PAMPHLET FORM: 3/16/2011

ATTEST:



Michael Wilson, Village Clerk

AFFIDAVIT OF SERVICE

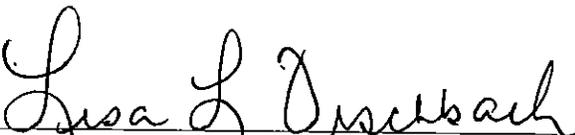
STATE OF ILLINOIS)
)
COUNTY OF LAKE)

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 2011-017, AN ORDINANCE AMENDING ORDINANCE 2010-007 GRANTING A VARIATION FROM THE SIGN CODE FOR TOWNLINE COMMONS, 555 E. TOWNLINE ROAD, IN THE VILLAGE OF VERNON HILLS, LAKE COUNTY



MICHAEL S. ALLISON, VILLAGE CLERK

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



Notary Public

