

ORDINANCE NO. 545

AN ORDINANCE ZONING LAND NEWLY ANNEXED
TO THE VILLAGE OF VERNON HILLS,
LAKE COUNTY, ILLINOIS
AS L-I LIMITED INDUSTRIAL DISTRICT
AND GRANTING A SPECIAL USE PERMIT
FOR A PLANNED UNIT DEVELOPMENT
(THE CORPORATE WOODS)

WHEREAS, the land described in SECTION 1 of this Ordinance has been newly annexed to the Village of Vernon Hills; and,

WHEREAS, such land is the subject of an annexation agreement which provides that the Village would zone the land in accordance with that agreement; and,

WHEREAS, prior to the annexation of the land and the entrance into the annexation agreement, all hearings required to be held before agencies of the Village took place pursuant to proper legal notice;

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

SECTION 1: That the land legally described in this section shall be zoned L-I Limited Industrial District. The legal description of such land being as follows:

THAT PART OF SECTIONS 9, 10, 15 AND 16 ALL IN TOWNSHIP 43 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SAID SECTION 9; THENCE SOUTH 89 DEGREES 59 MINUTES 06 SECONDS EAST, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 9, A DISTANCE OF 2162.48 FEET TO THE WEST LINE OF ROBERT BARTLETT'S WOODBINE ESTATES, BEING A SUBDIVISION IN PARTS OF SECTIONS 9 AND 10, TOWNSHIP 43 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 21, 1947 AS DOCUMENT 624162; THENCE SOUTH 0 DEGREES 10 MINUTES 41 SECONDS WEST, ALONG THE WEST LINE OF SAID WOODBINE ESTATES SUBDIVISION, A DISTANCE OF 408.99 FEET, TO THE SOUTHWEST CORNER THEREOF; THENCE SOUTH 84 DEGREES 23 MINUTES 29 SECONDS EAST, ALONG THE SOUTH LINE OF SAID WOODBINE ESTATES SUBDIVISION, A DISTANCE OF 2255.78 FEET TO THE SOUTHWEST CORNER OF LOT 33 IN SAID WOODBINE ESTATES SUBDIVISION; THENCE NORTH 6 DEGREES 42 MINUTES 42 SECONDS EAST, ALONG THE WEST LINE OF LOT 33 IN SAID WOODBINE ESTATES SUBDIVISION, A DISTANCE OF 348.65 FEET TO THE NORTHWEST CORNER OF LOT 33 IN SAID WOODBINE ESTATES SUBDIVISION; THENCE SOUTHEASTERLY ALONG THE NORTH LINE OF LOT 33 ON A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1364.71 FEET, AN ARC DISTANCE OF 129.83 FEET, TO THE NORTHEAST CORNER OF LOT 33 IN SAID WOODBINE ESTATES SUBDIVISION; THENCE EASTERLY, ALONG THE NORTHERLY LINE OF LOT 61, IN SAID WOODBINE ESTATES SUBDIVISION, ON A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 481.95 FEET, AN ARC DISTANCE OF 348.59 FEET TO THE NORTHEAST CORNER OF LOT 61 IN SAID WOODBINE ESTATES SUBDIVISION; THENCE NORTH 69 DEGREES 32 MINUTES 00 SECONDS EAST, PERPENDICULAR TO THE EASTERLY LINE OF LOT 61 IN SAID WOODBINE ESTATES SUBDIVISION, SAID EASTERLY LINE ALSO BEING THE WESTERLY RIGHTS OF WAY LINE OF MILWAUKEE AVENUE (U. S. ROUTE 21), A DISTANCE OF 100.00 FEET TO THE EASTERLY RIGHTS OF WAY LINE OF SAID MILWAUKEE AVENUE (U. S. ROUTE 21); THENCE SOUTH 20 DEGREES 28 MINUTES 00 SECONDS EAST, ALONG THE EASTERLY RIGHTS OF WAY LINE OF SAID MILWAUKEE AVENUE (U. S. ROUTE 21), A DISTANCE OF 962.45 FEET; THENCE SOUTHEASTERLY CONTINUING ALONG SAID EASTERLY RIGHTS OF WAY LINE, ON A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 3324.20 FEET, AN ARC DISTANCE OF 315.81 FEET, TO AN INTERSECTION WITH THE EASTERLY EXTENSION OF A LINE THAT IS 847.73 FEET SOUTHERLY OF THE EASTERLY EXTENSION OF THE SOUTH LINE OF SAID WOODBINE ESTATES SUBDIVISION (AS MEASURED ALONG THE CENTERLINE OF MILWAUKEE AVENUE (U. S. ROUTE 21)); THENCE NORTH 86 DEGREES 54 MINUTES 25 SECONDS WEST, A DISTANCE OF 937.36 FEET; THENCE SOUTH 0 DEGREES 35 MINUTES 17 SECONDS WEST, A DISTANCE OF 256.88 FEET, TO AN INTERSECTION WITH A LINE THAT IS 979.02 FEET NORTH OF THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 10 (AS MEASURED AT RIGHT ANGLES TO SAID SOUTH LINE THEREOF); THENCE SOUTH 88 DEGREES 52 MINUTES 43 SECONDS EAST,

PARALLEL TO AND 979.02 FEET NORTH OF THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 10, A DISTANCE OF 991.42 FEET TO THE EASTERLY RIGHTS OF WAY LINE OF MILWAUKEE AVENUE (U. S. ROUTE 21); THENCE SOUTH 11 DEGREES 52 MINUTES 52 SECONDS EAST, ALONG THE EASTERLY RIGHTS OF WAY LINE OF MILWAUKEE AVENUE (U. S. ROUTE 21), A DISTANCE OF 1176.67 FEET, TO AN INTERSECTION WITH THE EASTERLY EXTENSION OF A LINE THAT IS 171.89 FEET SOUTHERLY OF THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 15 (AS MEASURED ALONG THE CENTERLINE OF MILWAUKEE AVENUE (U. S. ROUTE 21) THEREOF); THENCE NORTH 88 DEGREES 52 MINUTES 43 SECONDS WEST, PARALLEL TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 15, A DISTANCE OF 735.09 FEET; THENCE SOUTH 11 DEGREES 52 MINUTES 52 SECONDS EAST, PARALLEL TO THE CENTERLINE OF MILWAUKEE AVENUE (U. S. ROUTE 21), A DISTANCE OF 728.94 FEET, TO A POINT ON A LINE WHICH IS PARALLEL TO AND 877.80 FEET SOUTH OF THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 15; THENCE NORTH 88 DEGREES 52 MINUTES 43 SECONDS WEST, PARALLEL TO AND 877.80 FEET SOUTH OF THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 15, A DISTANCE OF 519.81 FEET; THENCE SOUTH 0 DEGREES 13 MINUTES 59 SECONDS WEST, ALONG AN EASTERLY PROPERTY LINE AS CURRENTLY MONUMENTED AND OCCUPIED, A DISTANCE OF 1285.96 FEET, TO A POINT THAT IS 493.31 FEET NORTH OF THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 15; THENCE NORTH 89 DEGREES 46 MINUTES 01 SECONDS WEST, A DISTANCE OF 112.08 FEET; THENCE SOUTH 31 DEGREES 56 MINUTES 03 SECONDS WEST, A DISTANCE OF 473.45 FEET, TO THE SOUTHERLY RIGHTS OF WAY LINE OF STATE ROUTE 45; THENCE NORTH 58 DEGREES 03 MINUTES 57 SECONDS WEST, ALONG THE SOUTHERLY RIGHTS OF WAY LINE OF STATE ROUTE 45, A DISTANCE OF 1709.76 FEET, TO AN INTERSECTION OF A LINE THAT IS 187.50 FEET SOUTHEASTERLY OF THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 15 (AS MEASURED ALONG THE CENTERLINE OF STATE ROUTE 45); THENCE NORTH 0 DEGREES 00 MINUTES 15 SECONDS WEST, PARALLEL TO THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 15, A DISTANCE OF 278.14 FEET; THENCE NORTH 58 DEGREES 03 MINUTES 57 SECONDS WEST, PARALLEL TO THE CENTERLINE OF STATE ROUTE 45, A DISTANCE OF 187.50 FEET, TO A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 15; THENCE NORTH 0 DEGREES 00 MINUTES 15 SECONDS WEST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 15, A DISTANCE OF 1322.13 FEET TO THE NORTHWEST CORNER THEREOF; THENCE NORTH 0 DEGREES 10 MINUTES 41 SECONDS EAST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 9, A DISTANCE OF 330.34 FEET; THENCE NORTH 89 DEGREES 41 MINUTES 26 SECONDS WEST, PARALLEL TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 9, A DISTANCE OF 660.00 FEET; THENCE NORTH 0 DEGREES 10 MINUTES 41 SECONDS EAST, PARALLEL TO THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 9, A DISTANCE OF 36.81 FEET; THENCE NORTH 89 DEGREES 41 MINUTES 26 SECONDS WEST, PARALLEL TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 9, A DISTANCE OF 376.88 FEET; THENCE SOUTH 0 DEGREES 10 MINUTES 41 SECONDS WEST, PARALLEL TO THE EAST LINE OF THE SOUTHEAST QUARTER

OF SAID SECTION 9, A DISTANCE OF 367.15 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 9; THENCE SOUTH 89 DEGREES 41 MINUTES 26 SECONDS EAST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 9, A DISTANCE OF 373.01 FEET, TO THE NORTHEAST CORNER OF LOT 2 IN THE SCHOOL TRUSTEE'S SUBDIVISION OF SECTION 16, TOWNSHIP 43 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS; THENCE SOUTH 0 DEGREES 00 MINUTES 37 SECONDS WEST, ALONG THE EAST LINE OF SAID LOT 2; A DISTANCE OF 661.02 FEET, TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 89 DEGREES 49 MINUTES 37 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 631.03 FEET, TO A POINT WHICH IS 33.00 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 2; THENCE SOUTH 0 DEGREES 01 MINUTES 29 SECONDS WEST, PARALLEL TO AND 33.00 FEET EAST OF THE WEST LINE OF LOT 13 IN SAID SCHOOL TRUSTEE'S SUBDIVISION, A DISTANCE OF 43.24 FEET, TO THE NORTHERLY RIGHTS OF WAY LINE OF STATE ROUTE 45; THENCE SOUTH 31 DEGREES 56 MINUTES 03 SECONDS WEST, PERPENDICULAR TO THE NORTHERLY RIGHTS OF WAY LINE OF STATE ROUTE 45, A DISTANCE OF 80.00 FEET, TO THE SOUTHERLY RIGHTS OF WAY LINE OF SAID STATE ROUTE 45; THENCE NORTH 58 DEGREES 03 MINUTES 57 SECONDS WEST, ALONG THE SOUTHERLY RIGHTS OF WAY LINE OF SAID STATE ROUTE 45, A DISTANCE OF 38.88 FEET; THENCE NORTH 31 DEGREES 56 MINUTES 03 SECONDS EAST, PERPENDICULAR TO THE SOUTHERLY RIGHTS OF WAY LINE OF SAID STATE ROUTE 45, A DISTANCE OF 80.00 FEET, TO THE INTERSECTION OF SAID NORTHERLY RIGHTS OF WAY LINE OF STATE ROUTE 45 AND THE WEST LINE OF LOT 13 IN SAID SCHOOL TRUSTEE'S SUBDIVISION (SAID WEST LINE ALSO BEING THE EAST LINE OF LOT 12 IN SAID SCHOOL TRUSTEE'S SUBDIVISION); THENCE NORTH 0 DEGREES 01 MINUTES 29 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT 12, A DISTANCE OF 22.78 FEET TO THE NORTHEAST CORNER THEREOF; THENCE NORTH 89 DEGREES 49 MINUTES 37 SECONDS WEST, ALONG THE NORTH LINE OF SAID LOT 12, A DISTANCE OF 36.74 FEET, TO AN INTERSECTION WITH THE NORTHERLY RIGHTS OF WAY LINE OF STATE ROUTE 45; THENCE SOUTH 31 DEGREES 56 MINUTES 03 SECONDS WEST, PERPENDICULAR TO SAID NORTHERLY RIGHTS OF WAY LINE, A DISTANCE OF 80.00 FEET, TO THE SOUTHERLY RIGHTS OF WAY LINE OF STATE ROUTE 45; THENCE NORTH 58 DEGREES 03 MINUTES 57 SECONDS WEST, ALONG SAID SOUTHERLY RIGHTS OF WAY LINE, A DISTANCE OF 1491.32 FEET TO AN INTERSECTION WITH THE WEST LINE OF THE EAST 1 ROD (16.50 FEET) OF THE SOUTHWEST QUARTER OF SAID SECTION 9, AS MEASURED AT RIGHT ANGLES TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 9; THENCE NORTH 0 DEGREES 07 MINUTES 55 SECONDS EAST, ALONG THE WEST LINE OF THE EAST 1 ROD (16.50 FEET), A DISTANCE OF 1581.45 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 06 SECONDS EAST, A DISTANCE OF 16.50 FEET, TO THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 9; THENCE NORTH 0 DEGREES 07 MINUTES 55 SECONDS EAST, ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 9, A DISTANCE OF 1000.28 FEET, TO THE PLACE OF BEGINNING, IN LAKE COUNTY, ILLINOIS.

SECTION 2: That the Official Zoning Map of the Village of Vernon Hills be amended to include the property described in Section 1 in the L-1 Limited Industrial District.

SECTION 3: A. That a special use permit for a Planned Unit Development is hereby granted for the property described in Section 1 for the development thereof in accordance with the provisions of the annexation agreement executed on July 15, 1986.

B. This special permit shall terminate and be null and void and of no further force and effect in the event that:

1. The property is disconnected in accordance with the provisions of paragraph 7.16 of the Annexation Agreement executed on July 15, 1986.

2. The plat of subdivision attached to said agreement as Exhibit D is not recorded on or before March 10, 1987.

3. A Declaration of Protective Covenants binding upon the property known as the Corporate Woods in the form attached hereto and made part hereof is not recorded on or before March 10, 1987.

SECTION 4: That the planned unit development hereby granted shall require that the land be developed solely in accordance with the terms of an agreement known as "The Corporate Woods Annexation Agreement", consisting of 56 pages, and Exhibits A through G, both inclusive, passed and approved by the President and Board of Trustees of the Village. The aforesaid annexation agreement and said Exhibits are appended to and made a part of this Ordinance.

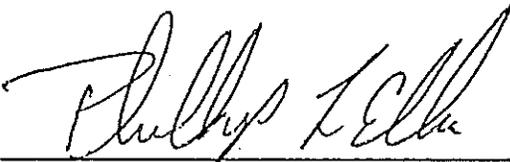
SECTION 5: That the Village clerk is hereby authorized to note the zoning grant made by this Ordinance upon the official zoning map of the Village.

SECTION 6: Should any section or provision of this ordinance be declared to be invalid, such decision or declaration shall not affect the validity of this ordinance as a whole, or any part thereof other than the part so declared to be invalid.

SECTION 7: That all ordinances or parts of ordinances in conflict herewith be and they are hereby repealed.

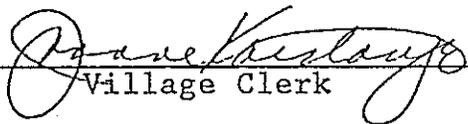
SECTION 8: That this Ordinance shall take effect upon its passage, approval and publication in pamphlet form as provided by law.

AYES: 6 - Burgess, Heier, Kimble, Newton, Williams, Ellis
NAYS: 0 - None
ABSENT: 0 - None
PASSED and APPROVED this 15th day of July, 1986.



President

ATTEST:



Village Clerk