

VILLAGE OF VERNON HILLS

ORDINANCE NO. 2014-016

AN ORDINANCE AMENDING ORDINANCE 2006-077 AND GRANTING CERTAIN APPROVALS TO ALLOW FOR AN ANIMAL HOSPITAL TO BE KNOWN AS THE COMPANION ANIMAL HOSPITAL TO BE LOCATED AT 1101 MILWAUKEE AVENUE, IN THE APPLE ORCHARD SQUARE IN THE VILLAGE OF VERNON HILLS, LAKE COUNTY

THE 1st DAY OF APRIL 2014

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 April, 2014

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SQUARE IN THE VILLAGE OF
VERNON HILLS, LAKE COUNTY**

WHEREAS, Scott Petereit, DVM, Companion Animal Hospital, LLC, representing the property owner, DeMonte Builders, Inc., in regards to property located at 1101 Milwaukee Avenue, legally described in Exhibit A, has petitioned the Village of Vernon Hills for approval of:

1. To amend the conditions of approval in the existing Special Use Permit, as set forth in Ordinance 2006-77, to eliminate Condition #11 which prohibited any special use on this property, and;
2. Approval of a Special Use Permit to allow an animal hospital to be known as Companion Animal Hospital to be located in Suite 102 on the legally described property, subject to certain conditions.

WHEREAS, the requested approvals would allow the establishment and operation of an animal hospital known as Companion Animal Hospital to be located at 1101 Milwaukee Ave, Unit 102, subject to the Conditions of Approval as set forth in Exhibit B; and

WHEREAS, upon due notice and after public hearing held February 26, 2014 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

WHEREAS, it has been determined that the granting of approval of the special use permit will have no serious and depreciating effect upon the value of surrounding property and will have no adverse effect upon the character of the neighborhood, public utility facilities or other matters pertaining to the public health, public safety and general welfare; and

WHEREAS, based upon the evidence adduced at said hearings and in their application, the petitioner has entered into the record evidence and findings of fact that addresses the conditions in Sections 18.3 and 21.7 of the Zoning Ordinance.

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, as amended, the amendment of Ordinance 2006-077 to eliminate Condition #11 is hereby granted.

SECTION II. Pursuant to the Vernon Hills Zoning Ordinance of 1982, as amended, the Special Use Permit to allow a proposed animal hospital to be known as Companion Animal Hospital at the proposed location as described in Exhibit A and subject to the Conditions of Approval as set for in Exhibit B, is hereby granted, subject to compliance with all ordinance and standards of the Village

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.

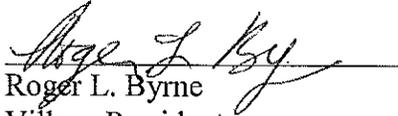
SECTION VI. ORDINANCE NUMBER. This ordinance shall be known as Ordinance Number 2014-016.

Adopted by roll call vote as follows:

AYES: 4 – Byrne, Koch, Schultz , Schwartz

NAYS: 0 - None

ABSENT AND NOT VOTING: 3 – Williams, Marquardt, Hebda



Roger L. Byrne
Village President

PASSED: 04/01/2014

APPROVED: 04/01/2014

PUBLISHED IN PAMPHLET FORM: 04/02/2014

ATTEST:



John M. Kalmar
Village Clerk

Exhibit A

Legal Description

THAT PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE EAST LINE OF SAID SECTION 15, 1102.20 FEET NORTH OF THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE NORTH 89 DEGREES 23 MINUTES WEST (TOWARD A POINT ON THE CENTERLINE OF MILWAUKEE AVENUE, 1571.42 FEET AS MEASURED ALONG SAID CENTERLINE SOUTH 12 DEGREES 35 MINUTES EAST OF THE NORTH LINE OF SAID SECTION 15), A DISTANCE OF 1755.37 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 23 MINUTES WEST, 265.0 FEET TO THE CENTERLINE OF MILWAUKEE AVENUE; THENCE NORTH 12 DEGREES 35 MINUTES WEST ALONG SAID CENTERLINE, 288.47 FEET; THENCE NORTH 77 DEGREES 25 MINUTES EAST, 110.00 FEET; THENCE NORTH 86 DEGREES 59 MINUTES EAST, 174.20 FEET; THENCE SOUTH 8 DEGREES 22 MINUTES EAST, 320.97 FEET TO THE POINT OF BEGINNING, (EXCEPTING THEREFROM THAT PART TAKEN FOR ROAD PURPOSES BY THE DEPARTMENT OF PUBLIC WORKS AND BUILDINGS IN CONDEMNATION PROCEEDINGS KNOWN AS CASE NO. 18806) IN LAKE COUNTY, ILLINOIS.

Exhibit B

Conditions of Approval

1. No non-medical related kenneling of pets/animals or day care services shall be provided at this location.
2. The business owner will provide pet waste cleanup options outside the building and/or the CAH staff shall immediately clean up any pet waste found on the property.
3. It is understood that pets may periodically be walked by the CAH staff on the grass located on the east side of the building. CAH staff shall immediately clean up any pet waste found within this area.
4. Restoration of the existing landscape plant material onsite to reflect the approved landscape plan in Ordinance 2006-77 prior to issuance of a certificate of occupancy for this use.

AFFIDAVIT OF SERVICE

STATE OF ILLINOIS)
)
COUNTY OF LAKE)

I, JOHN M. KALMAR, 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 2014-016, AN ORDINANCE AMENDING ORDINANCE 2006-077 AND GRANTING CERTAIN APPROVALS TO ALLOW FOR AN ANIMAL HOSPITAL TO BE KNOWN AS THE COMPANION ANIMAL HOSPITAL TO BE LOCATED AT 1101 MILWAUKEE AVENUE, IN THE APPLE ORCHARD SQUARE IN THE VILLAGE OF VERNON HILLS, LAKE COUNTY TO BE POSTED IN THE VILLAGE HALL AS REQUIRED BY LAW FROM APRIL 2, 2014 TO APRIL 12, 2014.



JOHN M. KALMAR, VILLAGE CLERK

SUBSCRIBED AND SWORN TO BEFORE
THIS 2ND DAY OF APRIL, 2014

Lisa L. Fischbach

Notary Public

