

VILLAGE OF VERNON HILLS

ORDINANCE NO. 2014-025

AN ORDINANCE AMENDING ORDINANCE 2013-014 GRANTING CERTAIN APPROVALS FOR MAGGIANO'S ENTRANCE CANOPY AND SIGN ON PROPERTY COMMONLY KNOWN AS WESTFIELD HAWTHORN MALL LOCATED AT 307 HAWTHORN CENTER, IN THE VILLAGE OF VERNON HILLS, LAKE COUNTY

THE 3rd DAY OF JUNE 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 12th Day of June, 2014

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MALL LOCATED AT 307 HAWTHORN
CENTER, IN THE VILLAGE OF VERNON
HILLS, LAKE COUNTY**

WHEREAS, Westfield Hawthorn on behalf of Maggiano's restaurant ("Developer"), in regard to property commonly known as Westfield Hawthorn Mall, has petitioned the Village of Vernon Hills to amend the PUD and development agreement previously granted pursuant to Ordinance 2013-014 for the Westfield Hawthorn PUD to allow for placement of an entrance canopy and sign on the west facade of the Maggiano's; and

WHEREAS, design of entrance canopy requires architectural approval from the Village Board; and

WHEREAS, the canopy sign requires a variation from the Sign Code, section 19-3(6) to allow the total size of all wall signs on the west façade of Maggiano's to be 122.7 square feet; and

WHEREAS, the proposed architectural design and quality of the proposed canopy and sign are generally consistent with the approved PUD; and

WHEREAS, the Board feels that the proposed amendment does support the intent and concept of the PUD while the architectural design of the canopy and size of the sign remains consistent with the approved PUD.

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

SECTION I: Pursuant to the Vernon Hills Zoning Ordinance of 1982, as amended and Ordinance 2013-014, the proposed entrance canopy and sign, consisting of four pages, titled "Maggiano's, Little Italy", dated May 2, 2014 is hereby approved. Said approved Plans are attached as Exhibit A

SECTION II: Approval of the canopy sign includes a variation from the Sign Code, section 19-3(6) to allow the total size of all wall signs on the west façade to be 122.7 square feet.

SECTION III: Approval of the entrance canopy and sign are subject to the conditions of approval as set forth in Ordinance 2013-014 except as otherwise provided herein.

SECTION IV: PENALTY. Any person violating the terms and conditions of this Ordinance shall be subject to a penalty as provided in Appendix C of the Village Code of Ordinance.

SECTION V: SEVERABILITY. In the event that any section, clause, provision or part of this Ordinance shall be found and finally 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 applications, all valid applications that are severable from the invalid applications shall remain in effect.

SECTION VI: 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 VII: EFFECTIVE DATE. This Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

SECTION VIII. ORDINANCE NUMBER. This ordinance shall be known as Ordinance Number 2014-025.

Adopted by roll call vote as follows:

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

NAYS: 0 - None

ABSENT AND NOT VOTING: 1 – Williams



Roger L. Byrne
Village President

PASSED:

APPROVED:

PUBLISHED IN PAMPHLET FORM:

ATTEST:



John Kalmar
Village Clerk

EXHIBIT A

Elevation drawings and site plan consisting of four pages, titled "Maggiano's, Little Italy", dated May 2, 2014.

MAGGIANO'S
LITTLE ITALY

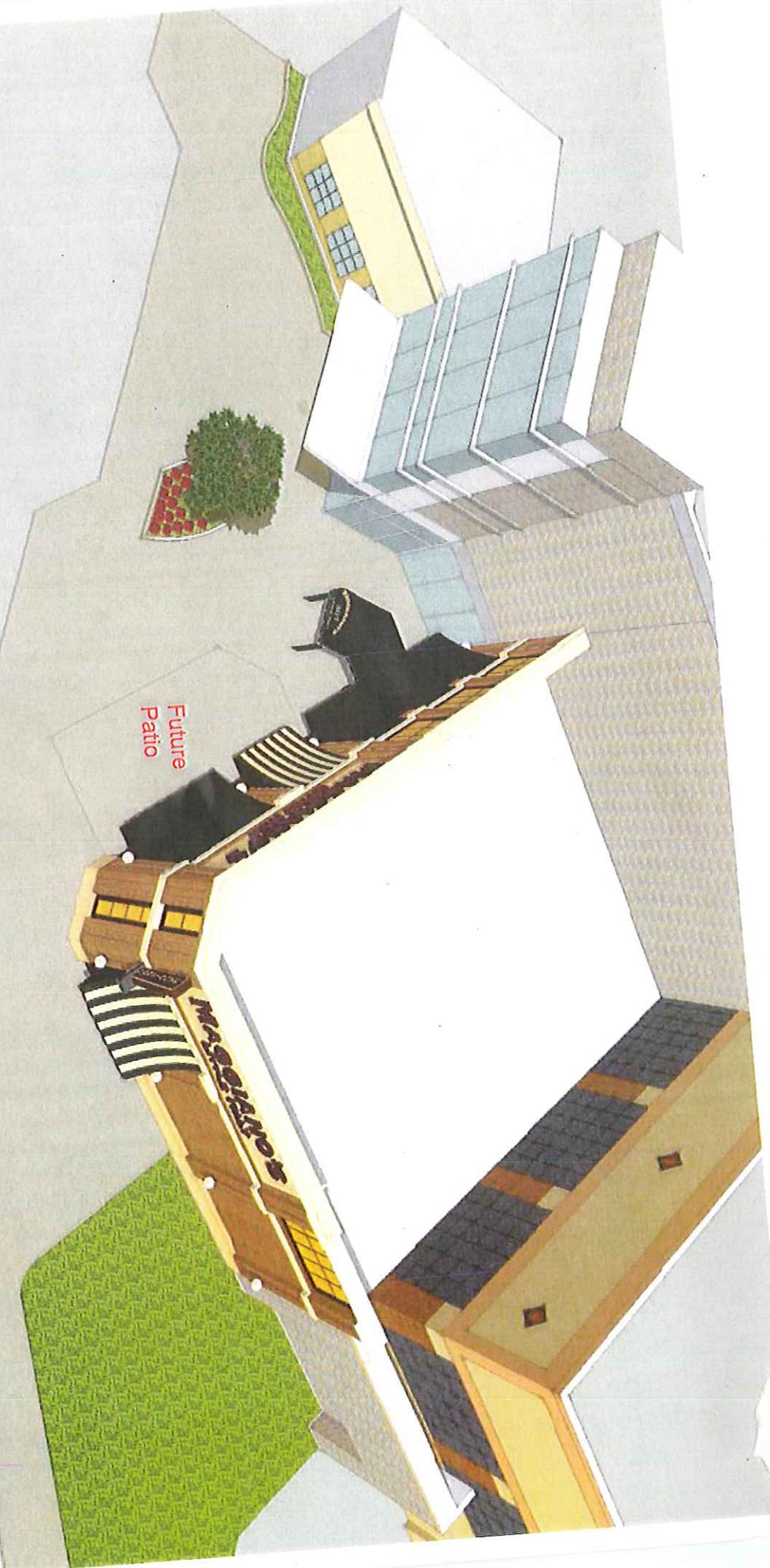
Village of Vernon Hills, IL | Hawthorn Mall

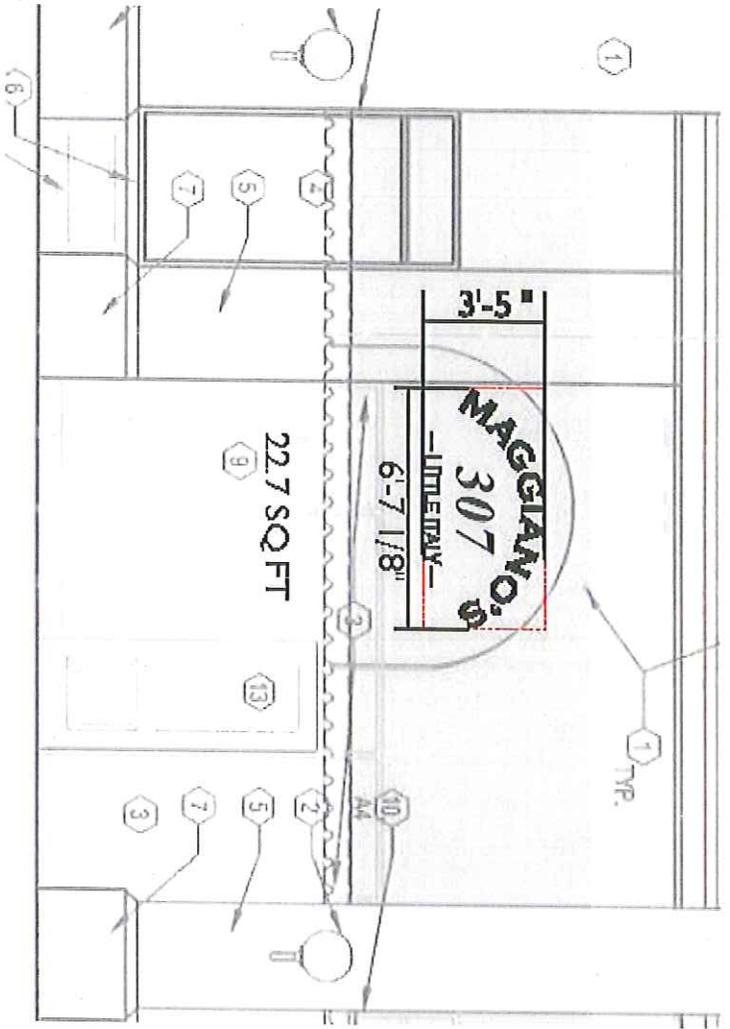


2014-025

MAGGIANO'S
LITTLE ITALY

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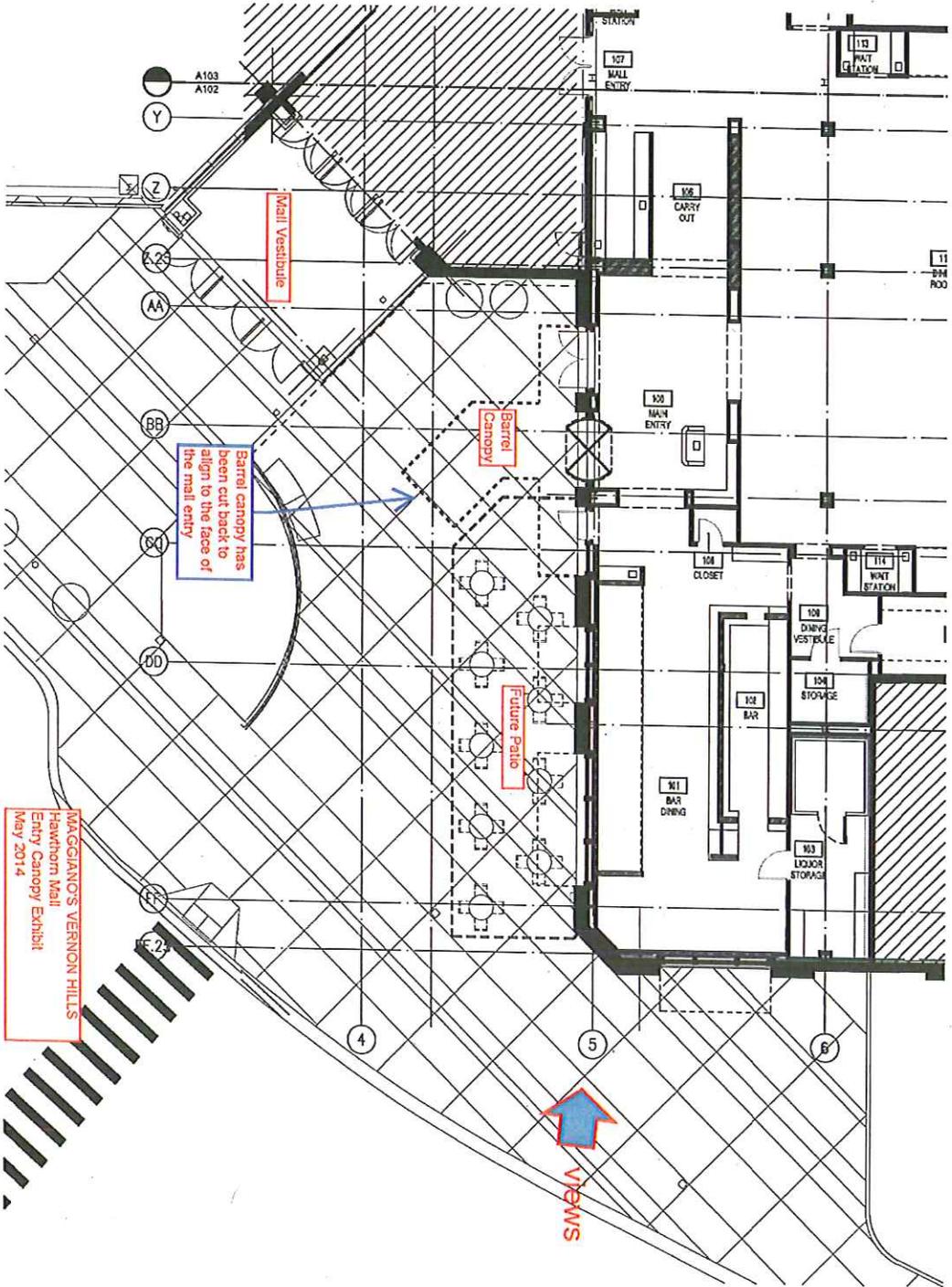
MAGGIANO'S
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MAGGIANO'S

LITTLE ITALY

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MAGGIANO'S VERNON HILLS
Hawthorn Mall
Entry Canopy Exhibit
May 2014

For June 3 Omnibus Agenda

Approval and passage of Ordinance 2014-025, amending Ordinance 2013-014 authorizing an entrance canopy and sign on Maggiano's store front located at 307 Hawthorn Center, Westfield Hawthorn Mall.

The Village Board considered this request at its Committee of the Whole meeting on May 20, 2014. The canopy would extend out from the main entrance and align with the mall vestibule and outdoor dining area. The intension is to bring visibility to the main entrance which is otherwise screened by the outdoor dining area and landscape island.

Signage is proposed on the front face of the canopy. The proposed size is 22.7 square feet. As part of the original approval for the mall's sign package, the Village Board approved a variation that allows 100 square feet on this elevation (For the wall sign). In order to allow the canopy sign, the variation would have to be amended to allow 122.7 square feet of signage.

After review and discussion, the Committee determined that the entrance canopy and sign supports the intent and concept of the PUD (Ordinance 2013-014). The design of the canopy and placement of the sign is consistent with the overall design guidelines and sign plan approved in the PUD. Staff was directed to prepare an Ordinance amending Ordinance 2013-014, authorizing the entrance canopy and sign including the variation referenced above.

The draft ordinance is attached to your packet.



Carey, Joe <joec@vhills.org>

Romani

2 messages

Atkinson, Mike <mikeat@vhills.org>

Wed, Jun 11, 2014 at 4:51 PM

To: Joe Carey <joec@vhills.org>

Thoughts:

1. Need to schedule a site visit to identify nonconforming uses, buildings, equipment and [property maintenance violations.
2. If he is running a business from the property, we need a detailed description of the operation including what building (Size) and site is devoted to the nonconforming operation.
3. we may wish to identify the type and number of vehicles and equipment devoted to the nonconforming use.
4. For the permitted residential use, we need a plat of survey to verify compliance with the bulk requirements of the residential district identified in the annexation agreement.

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Michael Atkinson
Building Commissioner
Village of Vernon Hills

P. 847-918-3548
F. 847-367-2541

Carey, Joe <joec@vhills.org>

Wed, Jun 11, 2014 at 5:40 PM

To: Robert Kenny <rkenny@sbbklaw.com>

Some of Mike's comments. I believe we agree that this should be residential.

See you tomorrow.

Joe

Joseph T. Carey
Assistant Village Manager/
Director of Community Development

Village of Vernon Hills
290 Evergreen Drive
P: 847-918-3540
F: 847-367-0880

[Quoted text hidden]

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 2014-025, AN ORDINANCE GRANTING APPROVAL OF SITE PLAN AND LANDSCAPE REVISIONS TO ALLOW MITSUBISHI TO INSTALL A SIX PANEL SOLAR ARRAY AT 500 CORPORATE WOODS IN THE VILLAGE OF VERNON HILLS, LAKE COUNTY TO BE POSTED IN THE VILLAGE HALL AS REQUIRED BY LAW FROM JUNE 12, 2014 TO JUNE 22, 2014.



JOHN M. KALMAR, VILLAGE CLERK

SUBSCRIBED AND SWORN TO BEFORE
THIS 12th DAY OF JUNE, 2014



Notary Public

