

VILLAGE OF VERNON HILLS

ORDINANCE 2015-019

AN ORDINANCE APPROVING THE PLAT OF EASEMENT GRANT FOR LOT 1 OF THE OAKS OF VERNON HILLS, BEING PROPERTY OWNED BY OAKS OF VERNON HILLS, LLC AND LOCATED ON THE WEST SIDE OF THE ENTRANCE OF THE OAKS OF VERNON HILLS PUD ON US ROUTE 45 IN THE VILLAGE OF VERNON HILLS, LAKE COUNTY

THE 5<sup>th</sup> DAY OF MAY 2015

Published in pamphlet form by the Authority of the President and Board of Trustees of the Village of Vernon Hills, Lake County, Illinois, this 13<sup>th</sup> Day of May 2015

**ORDINANCE NO. 2015-019**

**AN ORDINANCE APPROVING THE  
PLAT OF EASEMENT GRANT FOR  
LOT 1 OF THE OAKS OF VERNON  
HILLS, BEING PROPERTY OWNED  
BY OAKS OF VERNON HILLS, LLC  
AND LOCATED ON THE WEST SIDE  
OF THE ENTRANCE OF THE OAKS  
OF VERNON HILLS PUD ON US  
ROUTE 45 IN THE VILLAGE OF  
VERNON HILLS, LAKE COUNTY**

**WHEREAS**, the Oaks of Vernon Hills LLC, is the owner of the property known as the Oaks of Vernon Hills; and

**WHEREAS**, the Oaks of Vernon Hills LLC received approval from the Village of Vernon Hills to develop Lot 1 of the PUD known as the Oaks of Vernon Hills pursuant to Ordinance 2015-014, dated March 3, 2015; and

**WHEREAS**, the Oaks of Vernon Hills LLC is now prepared to record a Plat of Easement Grant for Lot 1 of the Oaks of Vernon Hills development; and

**WHEREAS**, the location of a non-easement area for the building has been delineated and an additional municipal easement is granted along with a blanket public utility easement; and

**WHEREAS**, more specifically, the Oaks of Vernon Hills LLC wishes to grant the following: 1) municipal utility easement; 2) public utility easement and drainage easement; 3) non easement area excluded from public utility and drainage easement; and

**WHEREAS**, the Oaks of Vernon Hills, LLC wishes to maintain the sidewalk/path, storm water management, and municipal utility easements that were previously created in recorded document no. 7018636, both as depicted on Page 2 of the Final Plat of The Oaks of Vernon Hills dated March 11, 2013 and included in the Plat of Easement Grant for Lot 1 attached as Exhibit B; and

**WHEREAS**, it is in the public interest to grant the public utility easement and drainage easement for the development and to accept the plat of easement grant for Lot 1 of the Oaks of Vernon Hills property.

**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.** That the Plat of Easement Grant for Lot 1 of the Oaks of Vernon Hills dated December 1, 2014 is hereby approved, said plat is attached hereto as Exhibit B.

**SECTION II.** That the Village President, Village Clerk, and Village Engineer are hereby authorized to execute the Plat of Easement Grant for Lot 1 of the Oaks of Vernon Hills dated December 1, 2014.

**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.

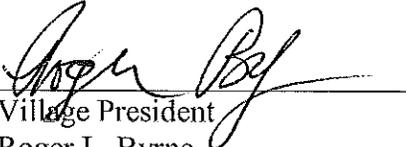
**SECTION VI. ORDINANCE NUMBER.** This ordinance shall be known as Ordinance Number 2015-019.

Adopted by roll call vote as follows:

AYES: 6 Hebda, Koch, Marquardt, Schultz, Schwartz, Williams

NAYS: 0 - None

ABSENT AND NOT VOTING: 0 - None

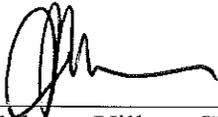
  
Village President  
Roger L. Byrne

PASSED: 05/05/2015

APPROVED: 05/05/2015

PUBLISHED IN PAMPHLET FORM: 05/13/2015

ATTEST:

  
John Kalmar, Village Clerk

**Exhibit A**  
**Legal Description**

LOT 1 IN THE OAKS OF VERNON HILLS, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 9, PART OF THE NORTHWEST QUARTER OF SECTION 15 AND PART OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORD JULY 26, 2013 AS DOCUMENT NUMBER 7018636, IN LAKE COUNTY, ILLINOIS

**Exhibit B**  
**Plat of Easement Grant**

STATE OF ILLINOIS )  
 )  
COUNTY OF LAKE )

CERTIFICATE

I, JOHN M. KALMAR, CERTIFY THAT I AM THE DULY APPOINTED AND ACTING VILLAGE CLERK OF THE VILLAGE OF VERNON HILLS, LAKE COUNTY, ILLINOIS. I FURTHER CERTIFY THAT ON MAY 5, 2015, THE CORPORATE AUTHORITIES OF SUCH MUNICIPALITY PASSED AND APPROVED ORDINANCE 2015-019 AN ORDINANCE APPROVING THE PLAT OF EASEMENT GRANT FOR LOT 1 OF THE OAKS OF VERNON HILLS, BEING PROPERTY OWNED BY OAKS OF VERNON HILLS, LLC AND LOCATED ON THE WEST SIDE OF THE ENTRANCE OF THE OAKS OF VERNON HILLS PUD ON US ROUTE 45 IN THE VILLAGE OF VERNON HILLS, LAKE COUNTY

THE PAMPHLET FOR ORDINANCE NO. 2015-019, INCLUDING THE ORDINANCE AND A COVER SHEET THEREOF, WAS PREPARED, AND A COPY OF SUCH ORDINANCE WAS POSTED IN THE VILLAGE HALL, COMMENCING MAY 13, 2015 AND CONTINUING FOR AT LEAST TEN DAYS THEREAFTER. COPIES OF SUCH ORDINANCE WERE ALSO AVAILABLE FOR PUBLIC INSPECTION UPON REQUEST IN THE OFFICE OF THE VILLAGE CLERK.

DATED IN VERNON HILLS, ILLINOIS, THIS 13<sup>th</sup> DAY OF MAY 2015



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JOHN M. KALMAR, VILLAGE CLERK

SEAL



AFFIDAVIT OF SERVICE

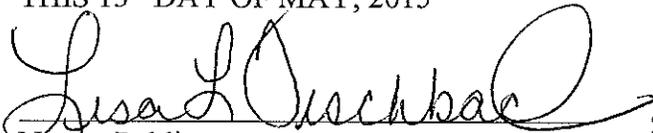
STATE OF ILLINOIS     )  
                                  )  
COUNTY OF LAKE        )

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 2015-019 AN ORDINANCE APPROVING THE PLAT OF EASEMENT GRANT FOR LOT 1 OF THE OAKS OF VERNON HILLS, BEING PROPERTY OWNED BY OAKS OF VERNON HILLS, LLC AND LOCATED ON THE WEST SIDE OF THE ENTRANCE OF THE OAKS OF VERNON HILLS PUD ON US ROUTE 45 IN THE VILLAGE OF VERNON HILLS, LAKE COUNTY TO BE POSTED IN THE VILLAGE HALL AS REQUIRED BY LAW FROM MAY 13, 2015 TO MAY 23, 2015

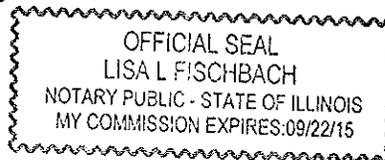


\_\_\_\_\_  
JOHN M. KALMAR, VILLAGE CLERK

SUBSCRIBED AND SWORN TO BEFORE  
THIS 13<sup>th</sup> DAY OF MAY, 2015



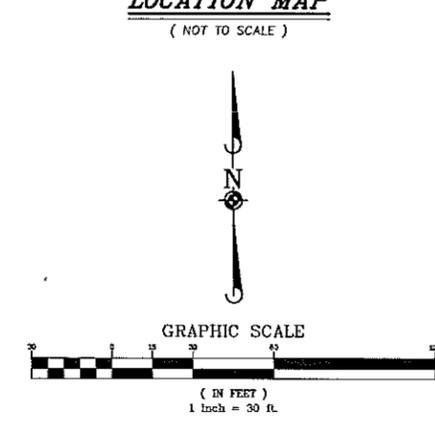
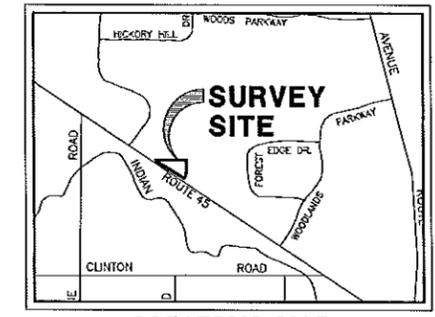
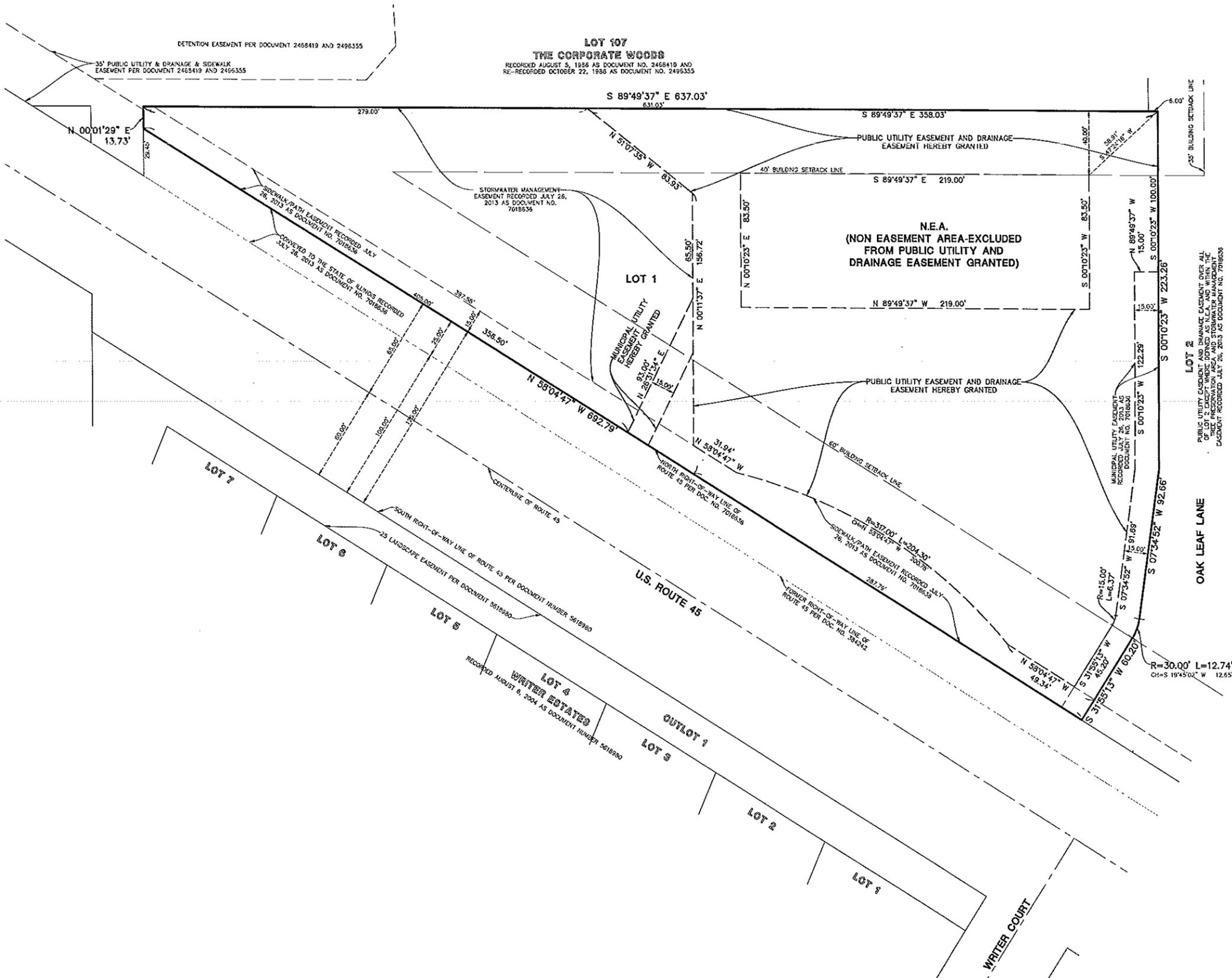
Notary Public



# PLAT OF EASEMENT GRANT

## LEGAL DESCRIPTION

LOT 1 IN THE OAKS OF VERNON HILLS BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 9, TOGETHER WITH PART OF THE NORTHWEST QUARTER OF SECTION 15, AND PART OF THE NORTHEAST QUARTER OF SECTION 16, ALL IN TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 26, 2013 AS DOCUMENT NUMBER 7016635, IN LAKE COUNTY, ILLINOIS.



**PROPERTY AREA**  
TOTAL AREA = 62,555 SQUARE FEET (1.436 ACRES)

### SURVEYORS NOTES

1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF, NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREOF. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESES (456.67) ARE RECORD OR DEED VALUES, NOT FIELD MEASUREMENTS.
2. BEARINGS ARE BASED ON THE FINAL PLAT OF THE OAKS OF VERNON HILLS SUBDIVISION RECORDED JULY 26, 2013 AS DOCUMENT NO. 7016635.
3. MANHARD CONSULTING, LTD. IS A PROFESSIONAL DESIGN FIRM, REGISTRATION NUMBER 184003350, EXPIRES APRIL 30, 2017.

**LOT 107**  
**THE CORPORATE WOODS**  
RECORDED AUGUST 5, 1956 AS DOCUMENT NO. 2468419 AND RE-RECORDED OCTOBER 22, 1956 AS DOCUMENT NO. 2496355

DATE	REVISION
07/29/15	REVISED FOR SIGNATURES
07/29/15	REVISED FOR VILLAGE REVIEW
07/29/15	REVISED FOR SITE PLAN CHANGES

**Manhard CONSULTING LTD.**  
 200 Woodside Parkway, Vernon Hills, IL 60061 | 847.424.4000 | 847.424.4000  
 Civil Engineers • Surveyors • Water Resources Engineers • Environmental Scientists • Landscape Architects • Planners  
 Construction Management

LOT 1 IN THE OAKS OF VERNON HILLS  
 VILLAGE OF VERNON HILLS, ILLINOIS  
 PLAT OF EASEMENT GRANT

PLOTTED BY:	JDF
PROJ. ASSOC.:	ERV
DRAWN BY:	LSM
DATE:	12/01/14
SCALE:	1" = 30'
SHEET	
1 OF 2	
KNZ/H 110660	

