

VILLAGE OF VERNON HILLS

ORDINANCE 2015-028

AN ORDINANCE AMENDING ORDINANCE 2004-034, GRANTING APPROVAL OF FAÇADE  
RENOVATIONS FOR TSUKASA, 561 N. MILWAUKEE AVENUE, VILLAGE OF VERNON  
HILLS, LAKE COUNTY

THE 11<sup>th</sup> DAY OF AUGUST 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 August, 2015



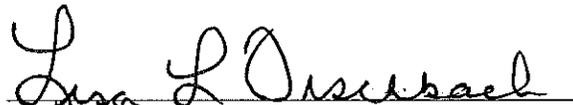
AFFIDAVIT OF SERVICE

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 2015-028 AN ORDINANCE AMENDING ORDINANCE 2004-034, GRANTING APPROVAL OF FAÇADE RENOVATIONS FOR TSUKASA, 561 N. MILWAUKEE AVENUE, VILLAGE OF VERNON HILLS, LAKE COUNTY TO BE POSTED IN THE VILLAGE HALL AS REQUIRED BY LAW FROM AUGUST 13, 2015 TO AUGUST 23, 2015

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

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

  
\_\_\_\_\_  
Notary Public



**ORDINANCE NO. 2015-028**

**AN ORDINANCE AMENDING  
ORDINANCE 2004-034, GRANTING  
APPROVAL OF FAÇADE  
RENOVATIONS FOR TSUKASA, 561 N.  
MILWAUKEE AVENUE, VILLAGE OF  
VERNON HILLS, LAKE COUNTY**

**WHEREAS**, representatives of Tsukasa located at 561 N. Milwaukee Avenue have made application for approval to amend Ordinance 2004-034, authorizing exterior facade renovations; and

**WHEREAS**, the renovation involves enclosure of the existing outdoor terrace on the east side of the building; and

**WHEREAS**, the Vernon Hills Code of Ordinances requires owners to seek approval from the Board of Trustees prior to exterior façade renovations of commercial buildings; and

**WHEREAS**, the Board of Trustees, having reviewed and considered the façade renovation at their Committee of the Whole meeting on July 21, 2015, found that the revisions sufficiently comply with the requirements and standards of the Village's Code of Ordinances and which, in its judgment, would justify it in recommending approval of the façade renovation.

**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 Code of Ordinances, as amended, approval of the façade renovation for Tsukasa, 561 N. Milwaukee Avenue is hereby granted subject to the work being substantially in accordance with the following conditions:

1. Compliance with the elevation drawings prepared by J Hershey Architecture, dated August 11, 2015.
2. Compliance with the architectural plan, page A-1, prepared by J Hershey Architecture, dated August 11, 2015.
3. The site landscaping shall be restored and/or upgraded in compliance with Village requirements and is subject to review and approval by the Village landscape Technician.
4. Sidewalks, curbs, pavement and striping shall be repaired in accordance with Village requirements and is subject to review and approval by the Village Engineering Technician.
5. Tsukasa is required to finalize the cross parking agreement with Steinhafel's and submit an executed copy to the Village prior to issuance of a building permit.
6. The height of the masonry base shall be no less than 24 inches above grade.
7. The color of the window frames shall be a dark bronze tone in accordance with the elevation drawings prepared by J Hershey Architecture, dated August 11, 2015.
8. The CMU's for the masonry wall shall be structurally reinforced.

**SECTION II:** The approval of the amended architectural elevations is subject to the conditions of approval as set forth in Ordinance 2004-34.

**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.

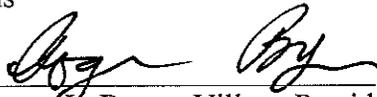
**SECTION VI. ORDINANCE NUMBER.** This Ordinance shall be known as Ordinance Number 2015-028.

Adopted by roll call vote as follows:

AYES: 4 – Hebda, Koch, Marquardt, Schwartz

NAYS: 0 - None

ABSENT AND NOT VOTING: 2 – Schultz, Williams

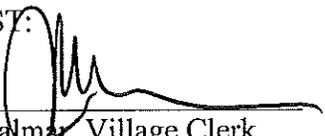
  
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Roger L. Byrne, Village President

PASSED: 8/11/2015

APPROVED: 8/11/2015

PUBLISHED IN PAMPHLET FORM: 8/13/2015

ATTEST:

  
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John Kalmar, Village Clerk