

VILLAGE OF VERNON HILLS

ORDINANCE 2015-035

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE VILLAGE OF
VERNON HILLS, CHAPTER 5, ARTICLE IV, SPECIAL ARCHITECTURAL PROVISIONS

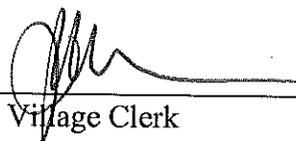
THE 8th DAY OF DECEMBER 2015

Published in pamphlet form by the Authority of the
President and Board of Trustees of the Village of
Vernon Hills, Lake County, Illinois, this 15th Day of
December, 2015

AFFIDAVIT OF SERVICE

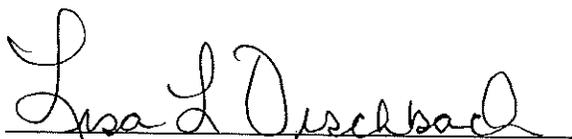
STATE OF ILLINOIS)
)
COUNTY OF LAKE)

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 2015-035 AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE VILLAGE OF VERNON HILLS, CHAPTER 5, ARTICLE IV, SPECIAL ARCHITECTURAL PROVISIONS TO BE POSTED IN THE VILLAGE HALL AS REQUIRED BY LAW FROM DECEMBER 15, 2015 TO DECEMBER 25, 2015

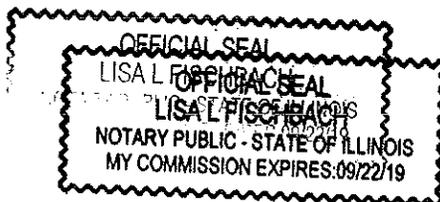


John M. Kalmar, Village Clerk

SUBSCRIBED AND SWORN TO BEFORE
THIS 15th DAY OF DECEMBER, 2015



Notary Public



ORDINANCE NO. 2015-035

**AN ORDINANCE AMENDING THE CODE OF
ORDINANCES OF THE VILLAGE OF
VERNON HILLS, CHAPTER 5, ARTICLE IV,
SPECIAL ARCHITECTURAL PROVISIONS**

WHEREAS, the President and Board of Trustees of the Village of Vernon Hills are authorized to prescribe minimum architectural standards for the purpose of promoting quality design of residential and commercial buildings; and

WHEREAS, the use of masonry brick and stone materials on exterior walls promote a high standard of architectural design thru the use of quality materials; and

WHEREAS, in its legislative judgment the President and Board of Trustees found that amending Chapter 5, Special Architectural Provisions, establishing regulations that require extensive use of masonry brick and stone on exterior façades of residential and commercial buildings is necessary to promote quality architectural design.

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 Chapter 5, Article IV, Section 5-78, "Special Architectural Provisions" of the Vernon Hills Code of Ordinances is hereby deleted in its entirety and amended to read as follows:

Section 5-78 Special Architectural Provisions

(a) Introduction/Purpose.

It is the intent and purpose of this Section to provide regulations that promote superior standard of architectural design though the use of high quality exterior materials. The encouragement of quality design will enhance property values and lend themselves to economically viable alternative uses in the future.

(b) Applicability

This ordinance shall apply to all new construction, renovation or expansion of office, commercial and retail buildings. Additionally, this Ordinance shall apply to all new residential buildings and/or developments containing five (5) or more dwelling units.

(c) Definitions.

1. *Brick, Natural:* is the building of structures or veneer walls from individual masonry units laid in and bound together by mortar. For the purpose of this Ordinance, the term shall not include synthetic products such as EIFS, cement based products such as stucco, nor faux brick.

2. Exposed Aggregate Panels: Typically used with Tilt-Up Panel construction, whereby the aggregate is exposed creating a stone finish. This type of finish shall only be acceptable in big box retail, commercial or warehouse uses as approved by the Village Board.
3. Stone, Cultured: A building component, such as a block or lintel that is manufactured or made from cast concrete with a facing that resembles natural stone.
4. Stone, Natural: Natural stone is made from real stone that is either collected (i.e. fieldstone); or quarried. The stone is cut to a consistent thickness and weight for use as a building component or veneer.
5. Textured Architectural Concrete: is the process of adding texture and color to concrete to make it resemble stone, brick, slate, cobblestone and many other natural products. This product is typically used with Tilt-Up Panel construction. This type of finish shall only be acceptable in big box retail, commercial or warehouse uses as approved by the Village Board.

(d) Approved Exterior Materials

All structures in the Village of Vernon Hills, referenced herein by section 5-78(b), shall be constructed of high quality permanent materials designed to be durable, colorfast, and easily maintained. Unless otherwise approved by the Village Board, buildings shall have exterior walls (All sides) and roofs constructed of approved materials as follows:

1. All exterior wall materials shall be natural brick, natural or cultured stone, glass, exposed aggregate panels, textured architectural concrete (pigmented or stained), or masonry veneers and similar approved materials. Note: Exposed Aggregate Panels and Textured Architectural Concrete shall only be acceptable in big box retail, commercial or warehouse uses as approved by the Village Board.

Exceptions: The following building components shall be exempt from these standards.

- a. Soffits, Fascia
 - b. Doors and windows
 - c. Architectural trim
 - d. Ornamental features
 - e. Bay and box bay windows, including walk out bays not greater than 24" in depth.
 - f. Dormers
 - g. Roofed over Porches
 - h. Decks
2. Roof covering shall be architectural laminated random-tab type shingles, wood shakes or clay tile shingles. Roof slope of the main roof visible from the street shall be a minimum of six inches of rise for 12 inches of run.

SECTION II. 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 III. 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 IV. EFFECTIVE DATE. This ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

SECTION V. ORDINANCE NUMBER. This ordinance shall be known as Ordinance Number 2015-035

Adopted by roll call vote as follows:

AYES: 6 – Hebda, Koch, Marquardt, Williams, Grieb, Schultz

NAYS: 0 - None

ABSENT AND NOT VOTING: 0 - None

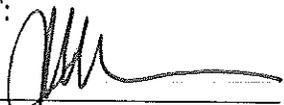

Roger L. Byrne
Village President

PASSED: 12/8/2015

APPROVED: 12/8/2015

PUBLISHED IN PAMPHLET FORM: 12/15/15

ATTEST:


John Kalma
Village Clerk