

VILLAGE OF VERNON HILLS

ORDINANCE 2016-028

AN ORDINANCE GRANTING APPROVAL OF A SPECIAL USE PERMIT WITH
VARIATIONS AND CERTAIN OTHER APPROVALS TO ALLOW A HOUSE OF
WORSHIP AT 204 US HIGHWAY 45 IN THE VILLAGE OF VERNON HILLS, LAKE
COUNTY

THE 9th DAY OF AUGUST 2016

Published in pamphlet form by the Authority of the
President and Board of Trustees of the Village of
Vernon Hills, Lake County, Illinois, this 18th Day of
August 2016

ORDINANCE NO. 2016-028

AN ORDINANCE GRANTING APPROVAL OF A SPECIAL USE PERMIT WITH VARIATIONS AND CERTAIN OTHER APPROVALS TO ALLOW A HOUSE OF WORSHIP AT 204 US HIGHWAY 45 IN THE VILLAGE OF VERNON HILLS, LAKE COUNTY

WHEREAS, Chabad of Vernon Hills, representing the owners of a property located at 204 US Highway 45 (being the former J.L. Oil property) and legally described in Exhibit A, has petitioned the Village of Vernon Hills for the following:

1. Approval of Special Use Permit to allow a house of worship; and
2. Preliminary and final approval of the building and site plans.

WHEREAS, Chabad of Vernon Hills has requested the following variation as a part of the petition:

- A. To allow a parking variation to allow 45 parking spaces for the property in lieu of the minimum number of spaces required (49).

WHEREAS, the requested approvals shall be in general compliance with the following:

- Proposed Site and Floor Plan prepared by J. Kirk Irwin Architect received on May 17, 2016 and consisting of 3 pages.

Said Plans are attached hereto as Exhibit B; and

WHEREAS, the requested approvals will allow for a house of worship in a B-1, General Business, Zoned District.

WHEREAS, upon due notice and after a public hearing held on July 13, 2016 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.

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 address the standards in Section 18.3 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 Special Use Permit to allow a house of worship and to allow a variation related to parking as listed in Exhibit C, are hereby granted. Said parcel is legally described in Exhibit A. The approval is subject to the Terms and Conditions of Approval as set forth in Exhibit C.

SECTION II. Pursuant to the Vernon Hills Zoning Ordinance of 1982, approvals of the preliminary and final site plans for the entire site as set forth in Exhibit B are hereby granted subject to the Terms and Conditions of Approval, as set forth in Exhibit C.

SECTION III. Pursuant to the Vernon Hills Zoning Ordinance of 1982, the preliminary and final approvals of the architectural elevations including signage as set forth in Exhibit B are hereby granted subject to the Terms and Conditions of Approval, as set forth in Exhibit C.

SECTION IV. Pursuant to the Vernon Hills Zoning Ordinance of 1982, as amended, and the recommendations of the Planning and Zoning Commission, the Terms and Conditions of Approval as set forth in Exhibit C are hereby approved and are made a part of the approvals as listed in the Sections above.

SECTION V. 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 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. SUCCESSORS AND ASSIGNS. All of the provisions of this Ordinance and the attachments hereto are binding on all successors and assigns of the petitioner and property owner.

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

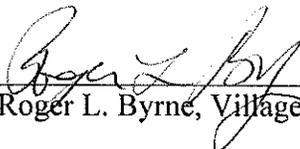
SECTION IX. ORDINANCE NUMBER. This ordinance shall be known as Ordinance Number 2016-028.

Adopted by roll call vote as follows:

AYES: 5 – Koch, Grieb, Hebda, Marquardt, Williams

NAYS: 0 - None

ABSENT AND NOT VOTING: 1 - Schultz



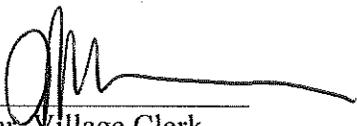
Roger L. Byrne, Village President

PASSED: 08/09/2016

APPROVED: 08/09/2016

PUBLISHED IN PAMPHLET FORM: 08/18/2016

ATTEST:



John Kalmar, Village Clerk

Exhibit A
Legal Description

PT E1/ NE1/4; LYG NE OF NELY ROW HWY 45, WLY OF W LN RR & N OF A LN DAFS, COM X W LN
E1/2 NE1/4 & NELY LN HWY 45, SELY ALG ROW 303' FOR POB SD LN, NE AT RA TO LDL TO PNT
ON WLY ROW OF RR SECTION 08 TOWNSHIP 43 RANGE 11 .

**Exhibit B
Plans**

General Compliance with the following plans:

- Proposed Site and Floor Plan prepared by J. Kirk Irwin Architect received on May 17, 2016 and consisting of 3 pages.

A1.1

DATE

J. Kirk Irwin, Architect
55 EAST MONROE # 2800 Chicago, Illinois 60603

312-835-1742
312-835-1742

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THIS DRAWING IS THE PROPERTY OF THE ARCHITECT

SITE PLAN

204 US ROUTE 45
Vernon Hills, Illinois

ARCHITECT'S STAMP

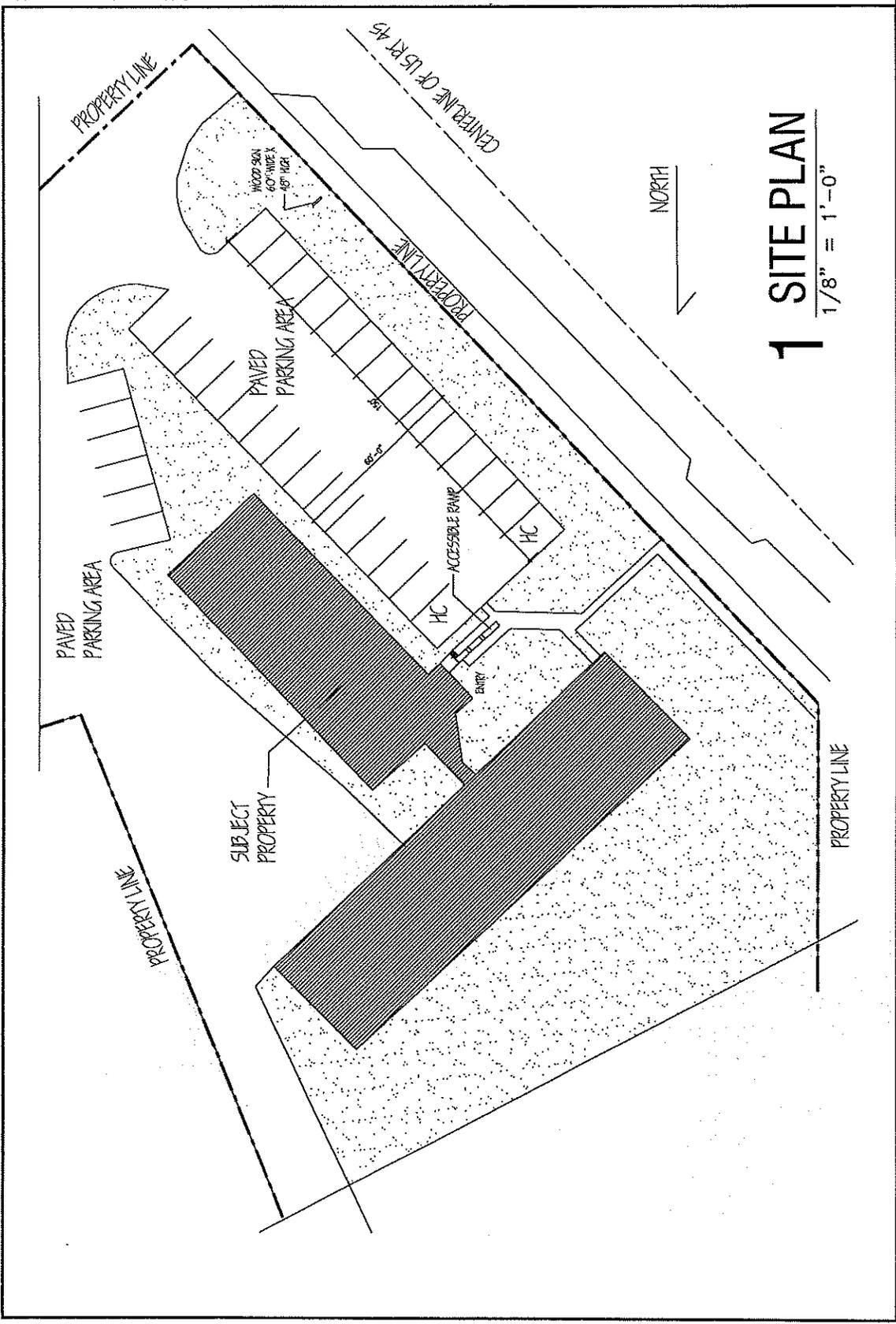
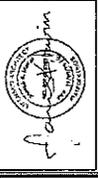


Exhibit C
Terms and Conditions of Approval

Conditions of Approval for the entire Site:

1. Final approval of plans by the Village Engineer and Landscape Architect prior to issuance of a building permit.
2. Compliance with all ordinance and standards of the Village except as otherwise noted.
3. Work with the property owner to identify additional parking spaces on the property.

Variations - The following variations were recommended for approval

1. To allow a parking variation to allow 45 spaces in lieu of the minimum number of spaces required (49).

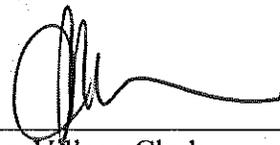
STATE OF ILLINOIS)
)
COUNTY OF LAKE)

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 AUGUST 9, 2016, THE CORPORATE AUTHORITIES OF SUCH MUNICIPALITY PASSED AND APPROVED ORDINANCE 2016-028, AN ORDINANCE GRANTING APPROVAL OF A SPECIAL USE PERMIT WITH VARIATIONS AND CERTAIN OTHER APPROVALS TO ALLOW A HOUSE OF WORSHIP AT 204 US HIGHWAY 45 IN THE VILLAGE OF VERNON HILLS, LAKE COUNTY

THE PAMPHLET FOR ORDINANCE NO. 2016-028, INCLUDING THE ORDINANCE AND A COVER SHEET THEREOF, WAS PREPARED, AND A COPY OF SUCH ORDINANCE WAS POSTED IN THE VILLAGE HALL, COMMENCING AUGUST 18, 2016 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 18th DAY OF AUGUST 2016



John M. Kalmar, Village Clerk

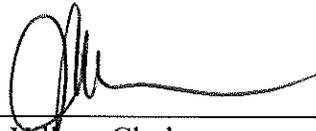
SEAL



AFFIDAVIT OF SERVICE

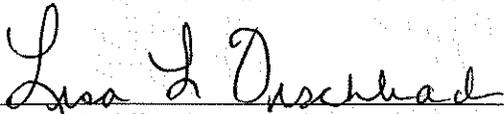
STATE OF ILLINOIS)
)
COUNTY OF LAKE)

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 2016-028, AN ORDINANCE GRANTING APPROVAL OF A SPECIAL USE PERMIT WITH VARIATIONS AND CERTAIN OTHER APPROVALS TO ALLOW A HOUSE OF WORSHIP AT 204 US HIGHWAY 45 IN THE VILLAGE OF VERNON HILLS, LAKE COUNTY TO BE POSTED IN THE VILLAGE HALL AS REQUIRED BY LAW FROM AUGUST 18, 2016 TO AUGUST 28, 2016.



John M. Kalmar, Village Clerk

SUBSCRIBED AND SWORN TO BEFORE
THIS 18th DAY OF AUGUST 2016



Notary Public

