

VILLAGE OF VERNON HILLS

ORDINANCE NO. 2012-051

AN ORDINANCE GRANTING VARIATIONS FROM THE SIGN CODE FOR HAWTHORN VILLAGE COMMONS LOCATED AT 220-290 TOWNLINE ROAD, IN THE VILLAGE OF VERNON HILLS, LAKE COUNTY

THE 18<sup>th</sup> DAY OF SEPTEMBER, 2012

Published in pamphlet form by the Authority of the President and Board of Trustees of the Village of Vernon Hills, Lake County, Illinois, this 2<sup>nd</sup> Day of October, 2012

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**AN ORDINANCE GRANTING VARIATIONS FROM THE SIGN CODE FOR HAWTHORN VILLAGE COMMONS LOCATED AT 220-290 TOWNLINER ROAD, IN THE VILLAGE OF VERNON HILLS, LAKE COUNTY**

**WHEREAS**, Hawthorn Village Commons located at 220-290 E, Townline Road Vernon Hills, IL, filed an application on July 25, 2012 requesting variations from the Sign Code, Section 19-3(c)(6c) to allow a ground mounted sign to be 98 square feet in lieu of the maximum permitted size of 50 square feet, 19-3(c)(9b) to allow a ground mounted sign to be 15 feet in height in lieu of the maximum permitted height of 8 feet, and section 19-3(c)(7b)1 to allow a ground mounted sign to display 9 tenants rather than one tenant as required by the sign code; and

**WHEREAS**, A public hearing was conducted on this application by the Zoning Board of Appeals at its meeting of August 16, 2012, after due notice thereof by publication, mailing and posting of the property; and

**WHEREAS**, The Zoning Board of Appeals having fully heard the testimony, found that sufficient facts were presented which, in its judgment, would justify recommending approval of a variation from Section 19-3(c)(6c) to allow a ground mounted sign to be 98 square feet in lieu of the maximum permitted size of 50 square feet, 19-3(c)(9b) to allow a ground mounted sign to be 15 feet in height in lieu of the maximum permitted height of 8 feet, and section 19-3(c)(7b)1 to allow a ground mounted sign to display 9 tenants rather than one tenant as required by the sign code; and

**WHEREAS**, The Committee of the Whole at its meeting on September 5, 2012, having fully heard the testimony, found that sufficient facts were presented which, in its judgment, would justify recommending approval the variations; and

**WHEREAS**, The Village Board of Trustees have, with the findings of the Zoning Board of Appeals, found: 1) that the property in question cannot yield a reasonable return if required to be used only under the conditions allowed by the regulations of the code; 2) that the plight of the owner is due to unique circumstances; and 3) that variations if granted would not alter the essential character of the neighborhood.

**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 Sign Code, as amended, a Variation from Section 19-3(c)(6c) to allow a ground mounted sign to be 98 square feet in lieu of the maximum permitted size of 50 square feet, 19-3(c)(9b) to allow a ground mounted sign to be 15 feet in height in lieu of the maximum permitted height of 8 feet, and section 19-3(c)(7b)1 to allow a ground mounted sign to display 9 tenants rather than one tenant as required by the sign code is hereby approved subject to the following conditions:

1. The variations are approved only for the sign adjacent to Townline Road and shall be located as shown on the site plan prepared by Olympic Signs, dated July 20, 2012.
2. The sign shall be designed in accordance with the elevation drawings prepared by Olympic Signs, dated July 20, 2012.
3. Landscaping shall be in accordance with the plans prepared by Landscape Concepts Management, dated July 21, 2012 and shall be subject to review and approval by the Village Landscape Technician.

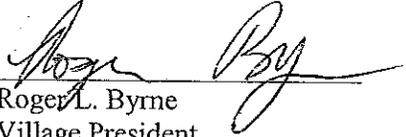
**SECTION II. SEVERABILITY.** In the event that any section, clause, provision, or part of this ordinance shall be found and determined to be invalid by a court of competent jurisdiction, all valid parts that are severable from the invalid parts shall remain in full force and effect. If any part of this 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 2012-051.

AYES: 4 – Koch, Marquardt, Schultz, Hebda  
NAYS: 2 - Schwartz, Williams  
ABSENT AND NOT VOTING: 0 - None

  
Roger L. Byrne  
Village President

PASSED: 9/18/2012  
APPROVED: 9/18/2012  
PUBLISHED IN PAMPHLET FORM: 10/2/2012

ATTEST: 10/2/2012

  
Michelle Allison, Village Clerk

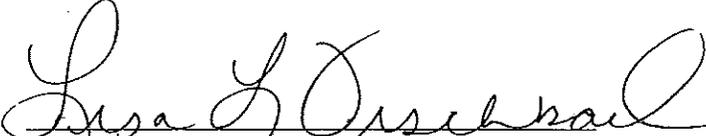
AFFIDAVIT OF SERVICE

STATE OF ILLINOIS     )  
  )  
COUNTY OF LAKE     )

I, MICHAEL S. ALLISON, 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 2012-051, AN ORDINANCE GRANTING VARIATIONS FROM THE SIGN CODE FOR HAWTHORN VILLAGE COMMONS LOCATED AT 220-290 TOWNLINE ROAD, IN THE VILLAGE OF VERNON HILLS, LAKE COUNTY, TO BE POSTED IN THE VILLAGE HALL AS REQUIRED BY LAW FROM OCTOBER 2, 2012 TO OCTOBER 12, 2012.

  
MICHAEL S. ALLISON, VILLAGE CLERK

SUBSCRIBED AND SWORN to Before  
THIS 2<sup>ND</sup> DAY OF OCTOBER, 2012

  
Notary Public

