

VILLAGE OF VERNON HILLS

ORDINANCE NO. 2012-C .31

AN ORDINANCE GRANTING APPROVAL TO AMEND THE SPECIAL USE PERMIT GRANTED PURSUANT TO ORDINANCE 2007-31 FOR THE VERNON HILLS TOWN CENTER PUD AND THE APPROVED SIGNAGE PLANS FOR LOTS 4, 6 AND 7 TO ALLOW WAY-FINDING DIRECTIONAL SIGNAGE WITHIN THE VERNON HILLS TOWN CENTER PUD LOCATED AT THE INTERSECTION OF ROUTE 45 AND MILWAUKEE AVENUE, IN THE VILLAGE OF VERNON HILLS, LAKE COUNTY

THE 15th DAY OF MAY 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 18th Day of May 2012

ORDINANCE NO. 2012-031

**AN ORDINANCE GRANTING APPROVAL
TO AMEND THE SPECIAL USE PERMIT
GRANTED PURSUANT TO ORDINANCE
2007-31 FOR THE VERNON HILLS TOWN
CENTER PUD AND THE APPROVED
SIGNAGE PLANS FOR LOTS 4, 6 AND 7 TO
ALLOW WAY-FINDING DIRECTIONAL
SIGNAGE WITHIN THE VERNON HILLS
TOWN CENTER PUD LOCATED AT THE
INTERSECTION OF ROUTE 45 AND
MILWAUKEE AVENUE, IN THE VILLAGE
OF VERNON HILLS, LAKE COUNTY**

WHEREAS, The Taxman Corporation, in regard to property commonly known as Lots 4, 6 and 7 in the Vernon Hills Town Center PUD and legally described in Exhibit A, has petitioned the Village of Vernon Hills to amend the Special Use Permit granted pursuant to Ordinance 2007-31 for the Vernon Hills Town Center PUD to amend the approved signage plans for Lots 4, 6 and 7 to allow way-finding directional signage along Town Center Road and within the development near the easterly most entrance off of US Route 45; and,

WHEREAS, upon due notice and after public hearing held April 18, 2012 and continued from time to time 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 and recommended approval to amend the Special Use Permit granted pursuant to Ordinance 2007-31 for the Vernon Hills Town Center PUD to amend the approved signage plans for Lots 4, 6 and 7 to allow way-finding directional signage along Town Center Road and within the development near the easterly most entrance off of US Route 45, subject to certain conditions; and

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 addresses the conditions 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 from time to time, the Special Use Permit granted pursuant to Ordinance 2007-31 for the Vernon Hills Town Center PUD and the approved signage plans for Lots 4, 6 and 7 is hereby amended to allow way-finding directional signage along Town Center

Road and within the development near the easterly most entrance off of US Route 45, legally described in Exhibit A.

This approval is subject to the conditions listed below in Exhibit B.

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. SUCCESSORS AND ASSIGNS. All of the provisions of this Ordinance and the attachments hereto are binding on all successors and assigns.

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.

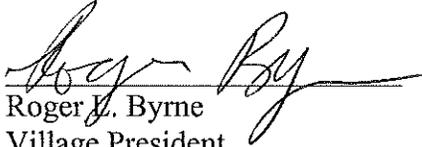
SECTION VI. ORDINANCE NUMBER. This ordinance shall be known as Ordinance Number 2012-031.

Adopted by roll call vote as follows:

AYES: 5 – Koch, Marquardt, Schultz, Schwartz, Williams

NAYS: 0 - None

ABSENT AND NOT VOTING: 1 - Hebda

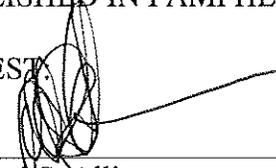

Roger V. Byrne
Village President

PASSED: 4/17/2012

APPROVED: 4/17/2012

PUBLISHED IN PAMPHLET FORM: 5/18/2012

ATTEST



Michael S. Allison
Village Clerk

Exhibit A
Legal Description

EXHIBIT A
VERNON HILLS TOWN CENTER

THAT PART OF THE SOUTH HALF OF SECTION 15, TOWNSHIP 43 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 9 AS MONUMENTED AND OCCUPIED AND THE CENTER LINE OF MILWAUKEE ROAD; THENCE NORTH 89 DEGREES 25 MINUTES 41 SECONDS WEST 40.04 FEET TO THE WEST LINE OF MILWAUKEE ROAD PER DOCUMENT 1100310 SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE SOUTH 03 DEGREES 04 MINUTES 57 SECONDS WEST, ALONG THE WEST LINE OF MILWAUKEE ROAD PER DOCUMENT 1100310, 1100311 AND 1112958 A DISTANCE OF 339.83; THENCE SOUTH 07 DEGREES 21 MINUTES 01 SECONDS EAST, ALONG SAID WEST LINE 55.24; THENCE SOUTH 03 DEGREES 04 MINUTES 57 SECONDS WEST ALONG THE WEST LINE OF MILWAUKEE ROAD PER STATE OF ILLINOIS BOND ISSUE FOR U.S. ROUTES 21 AND 45, A DISTANCE OF 190.88 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY 40.43 FEET ALONG THE ARC OF A TANGENT CIRCLE TO THE RIGHT, SAID ARC ALSO BEING THE NORTHWESTERLY LINE OF U.S. ROUTES 21 AND 45 PER SAID BOND ISSUE, HAVING A RADIUS OF 25.00 FEET AND WHOSE CHORD BEARS SOUTH 49 DEGREES 24 MINUTES 24 SECONDS WEST A DISTANCE OF 36.16 FEET TO A POINT OF TANGENCY; THENCE NORTH 84 DEGREES 16 MINUTES 08 SECONDS WEST, ALONG THE NORTH LINE OF U.S. ROUTE 45 A DISTANCE OF 49.65 FEET TO A POINT OF CURVATURE; THENCE WESTERLY 118.69 FEET ALONG THE ARC OF A TANGENT CIRCLE TO THE RIGHT, SAID ARC ALSO BEING THE NORTH LINE OF U.S. ROUTE 45 PER DOCUMENT NUMBER 384242, HAVING A RADIUS OF 1392.70 FEET AND WHOSE CHORD BEARS NORTH 81 DEGREES 49 MINUTES 39 SECONDS WEST 118.66 FEET; THENCE NORTH 06 DEGREES 55 MINUTES 20 SECONDS WEST 223.93 FEET; THENCE NORTH 80 DEGREES 33 MINUTES 34 SECONDS WEST 135.91 FEET; THENCE SOUTH 28 DEGREES 35 MINUTES 23 SECONDS WEST 195.10 TO A POINT ON THE NORTH LINE OF SAID U.S. ROUTE 45; THENCE NORTHWESTERLY 252.70 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, SAID ARC ALSO BEING THE NORTH LINE OF SAID U.S. ROUTE 45, HAVING A RADIUS OF 1392.70 FEET AND WHOSE CHORD BEARS NORTH 63 DEGREES 16 MINUTES 45 SECONDS WEST 252.36 FEET TO A POINT OF TANGENCY; THENCE NORTH 58 DEGREES 04 MINUTES 52 SECONDS WEST, ALONG SAID NORTH LINE OF U.S. ROUTE 45 A DISTANCE OF 387.25 FEET TO A POINT 50 FEET WEST OF THE CENTERLINE OF THE RAILROAD AS OCCUPIED AND SHOWN ON DOCUMENT 2975712; THENCE NORTH 14 DEGREES 31 MINUTES 28

SECONDS WEST, ALONG THE LAST DESCRIBED LINE 21.77 FEET TO A POINT ON THE SOUTHERLY LINE OF PROPOSED TOWN CENTER ROAD, SAID LINE ALSO BEING 15.00 FEET NORTH OF AND PARALLEL WITH THE NORTH LINE OF SAID U.S. ROUTE 45; THENCE SOUTH 58 DEGREES 04 MINUTES 52 SECONDS EAST ALONG THE LAST DESCRIBED LINE 34.99 FEET; THENCE NORTH 13 DEGREES 04 MINUTES 49 SECONDS WEST, ALONG THE EAST LINE OF PROPOSED TOWN CENTER ROAD 35.38 FEET; THENCE NORTHEASTERLY AND EASTERLY ALONG THE SOUTHERLY RIGHT OF WAY LINE OF PROPOSED TOWN CENTER ROAD THE NEXT TWELVE COURSES: (1) THENCE NORTH 31 DEGREES 55 MINUTES 11 SECONDS EAST 16.76 FEET TO A POINT OF CURVATURE; (2) THENCE NORTHEASTERLY 20.75 FEET ALONG THE ARC OF A TANGENT CIRCLE TO THE RIGHT, HAVING A RADIUS OF 277.00 FEET AND WHOSE CHORD BEARS NORTH 34 DEGREES 03 MINUTES 54 SECONDS EAST 20.74 FEET TO A POINT OF TANGENCY; (3) THENCE NORTH 36 DEGREES 12 MINUTES 38 SECONDS EAST 13.10 FEET TO A POINT OF CURVATURE; (4) THENCE NORTHEASTERLY 125.10 FEET ALONG THE ARC OF A TANGENT CIRCLE TO THE RIGHT, HAVING A RADIUS OF 250.00 FEET AND WHOSE CHORD BEARS NORTH 50 DEGREES 32 MINUTES 40 SECONDS EAST 123.80 FEET TO A POINT ON A NON TANGENT CURVE; (5) THENCE EASTERLY 132.56 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 280.00 FEET AND WHOSE CHORD BEARS NORTH 78 DEGREES 08 MINUTES 38 SECONDS EAST 131.33 FEET TO A POINT A TANGENCY; (6) THENCE SOUTH 88 DEGREES 17 MINUTES 35 SECONDS EAST 110.21 FEET; (7) THENCE SOUTH 87 DEGREES 24 MINUTES 09 SECONDS EAST 286.53 FEET TO A POINT OF CURVATURE; (8) THENCE EASTERLY 127.97 FEET ALONG THE ARC OF A TANGENT CIRCLE TO THE LEFT, HAVING A RADIUS OF 520.00 FEET AND WHOSE CHORD BEARS NORTH 85 DEGREES 32 MINUTES 50 SECONDS EAST 127.65 FEET TO A POINT OF TANGENCY; (9) THENCE NORTH 78 DEGREES 29 MINUTES 49 SECONDS EAST OF 37.13 FEET TO A POINT OF CURVATURE; (10) THENCE EASTERLY 101.16 FEET ALONG THE ARC OF A TANGENT CIRCLE TO THE RIGHT, HAVING A RADIUS OF 480.00 FEET AND WHOSE CHORD BEARS NORTH 84 DEGREES 32 MINUTES 03 SECONDS EAST 100.98 FEET TO A POINT OF TANGENCY; (11) THENCE SOUTH 89 DEGREES 25 MINUTES 41 SECONDS EAST 71.02 FEET; (12) THENCE NORTH 03 DEGREES 26 MINUTES 24 SECONDS EAST 0.55 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTHEAST QUARTER AS MONUMENTED AND OCCUPIED; THENCE SOUTH 89 DEGREES 25 MINUTES 41 SECONDS EAST 24.12 FEET TO THE POINT OF BEGINNING, IN LAKE COUNTY ILLINOIS.

CONTAINING 9.11 ACRES OR 396845.47 SQUARE FEET MORE OR LESS.

Exhibit B
Terms and Conditions of Approval

1. Compliance with all ordinances and standards of the Village except as otherwise provided herein.
2. General compliance with the Proposed Directional Sign Package dated March 12, 2012 as prepared by Antunovich Associates and consisting of six (6) pages (Signs A, B1, B2, C1, C2) and consistent with the changes as follows:
 - Changes the graphic of the arrows to be more legible.
 - Adding a second white line between the tenants pointed in different directions on the signs.
 - Make the signs +/- 12" taller to accommodate potential tenants at future building G. The bottoms of the signs are already 26" from the ground and cannot be added on to.
3. General compliance with the setbacks as delineated on pages Sign B1 & Sign C2 as prepared by Antunovich Associates and dated April 12, 2012.

AFFIDAVIT OF SERVICE

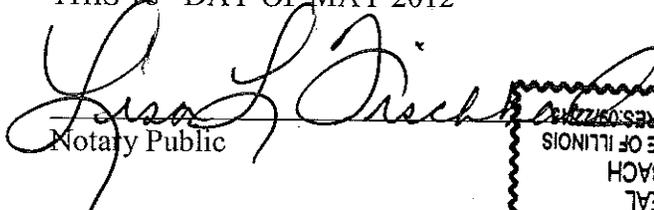
STATE OF ILLINOIS)
)
COUNTY OF LAKE)

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 2012-031, AN ORDINANCE GRANTING APPROVAL TO AMEND THE SPECIAL USE PERMIT GRANTED PURSUANT TO ORDINANCE 2007-31 FOR THE VERNON HILLS TOWN CENTER PUD AND THE APPROVED SIGNAGE PLANS FOR LOTS 4, 6 AND 7 TO ALLOW WAY-FINDING DIRECTIONAL SIGNAGE WITHIN THE VERNON HILLS TOWN CENTER PUD LOCATED AT THE INTERSECTION OF ROUTE 45 AND MILWAUKEE AVENUE, IN THE VILLAGE OF VERNON HILLS, LAKE COUNTY

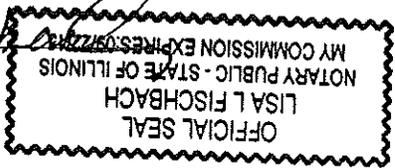


MICHAEL S. ALLISON, VILLAGE CLERK

SUBSCRIBED AND SWORN TO BEFORE
THIS 18th DAY OF MAY 2012



Notary Public



STATE OF ILLINOIS)
)
COUNTY OF LAKE)

CERTIFICATE

I, MICHAEL S. ALLISON, CERTIFY THAT I AM THE DULY APPOINTED VILLAGE CLERK OF THE VILLAGE OF VERNON HILLS, LAKE COUNTY, ILLINOIS. I FURTHER CERTIFY THAT ON MAY 15, 2012, THE CORPORATE AUTHORITIES OF SUCH MUNICIPALITY PASSED AND APPROVED ORDINANCE 2012-031, AN ORDINANCE GRANTING APPROVAL TO AMEND THE SPECIAL USE PERMIT GRANTED PURSUANT TO ORDINANCE 2007-31 FOR THE VERNON HILLS TOWN CENTER PUD AND THE APPROVED SIGNAGE PLANS FOR LOTS 4, 6 AND 7 TO ALLOW WAY-FINDING DIRECTIONAL SIGNAGE WITHIN THE VERNON HILLS TOWN CENTER PUD LOCATED AT THE INTERSECTION OF ROUTE 45 AND MILWAUKEE AVENUE, IN THE VILLAGE OF VERNON HILLS, LAKE COUNTY

THE PAMPHLET FOR ORDINANCE NO. 2012-031, INCLUDING THE ORDINANCE AND A COVER SHEET THEREOF WAS PREPARED, AND A COPY OF SUCH ORDINANCE WAS POSTED IN THE VILLAGE HALL, COMMENCING MAY 18, 2012 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 MAY, 2012



MICHAEL S. ALLISON, VILLAGE CLERK

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