

VILLAGE OF VERNON HILLS

ORDINANCE NO. 2009-013

AN ORDINANCE GRANTING CERTAIN APPROVALS FOR PROPERTY  
COMMONLY KNOWN AS VICTORY CENTRE OF VERNON HILLS SENIOR  
HOUSING DEVELOPMENT LOCATED LOT 4 DEERPATH ATRIUM  
SUBDIVISION BEING SOUTHWEST OF THE INTERSECTION OF PHILLIP ROAD  
AND ATRIUM DRIVE, IN THE VILLAGE OF VERNON HILLS, LAKE COUNTY.

THE 18TH DAY OF MARCH 2009

Published in pamphlet form by the  
Authority of the President and Board  
Of Trustees of the Village of Vernon  
Hills, Lake County, Illinois, this 19th  
Day of March 2009

**ORDINANCE NO. 2009-013**

**AN ORDINANCE GRANTING CERTAIN APPROVALS FOR PROPERTY COMMONLY KNOWN AS VICTORY CENTRE OF VERNON HILLS SENIOR HOUSING DEVELOPMENT LOCATED LOT 4 DEERPATH ATRIUM SUBDIVISION BEING SOUTHWEST OF THE INTERSECTION OF PHILLIP ROAD AND ATRIUM DRIVE, IN THE VILLAGE OF VERNON HILLS, LAKE COUNTY.**

**WHEREAS**, Robert H. Helle, representing Vernon Hills SA Associates, L.P., in regards to property legally described in Exhibit A, has petitioned the Village of Vernon Hills for approval of:

1. Approval to amend the zoning classification from OR&D Office, Research and Development District to R-7, Multi-Family Dwelling District for the legally described property; and
2. Approval of a Special Use Permit along with certain variations including but not limited to setbacks, building height, density and parking requirements to allow the construction of an assisted living facility and congregate housing for the elderly within an affordable senior housing complex to be known as "Victory Centre of Vernon Hills"; and
3. Approval of preliminary site and landscaping plans and preliminary building elevations for the legally described property.

**WHEREAS**, the requested approvals would be in general compliance with the preliminary plans of the Victory Centre of Vernon Hills – Village Board Booklet prepared by HKM Architects & Planner consisting of 15 pages with a date of March 3, 2009.

Said Preliminary Plans are attached hereto as Exhibit B.

**WHEREAS**, Robert H. Helle, representing Vernon Hills SA Associates, L.P., appeared before the Planning and Zoning Commission of the Village of Vernon Hills at its meeting on February 4, 2009 to present the concept plans for the proposed project and seek comments from the Commission regarding said concept plans.

**WHEREAS**, upon due notice and after public hearing held February 18, 2009 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 as listed above.

**WHEREAS**, it has been determined that the granting of approval of the zoning amendment will have no serious and depreciating effect upon the value of surrounding property and will have no adverse effect upon the character of the neighborhood, public utility facilities or other matters pertaining to the public health, public safety and general welfare;

**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 Sections 18.3 and 21.7 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 change of the zoning classification of this parcel from OR&D Office, Research and Development District to R-7, Multi-Family Dwelling District is hereby granted, subject to the special use permit described below. Said parcel is legally described in Exhibit A.

**SECTION II.** Pursuant to the Vernon Hills Zoning Ordinance of 1982, as amended, the special use permit to allow an assisted (supportive) living facility and congregate housing for the elderly within an affordable senior housing complex to be known as "Victory Centre of Vernon Hills" along with certain variations, including building height and setbacks, density and parking requirements are hereby approved subject to the conditions listed below in Section V.

**SECTION III.** Pursuant to the Vernon Hills Zoning Ordinance of 1982, the preliminary site and landscaping plans are hereby approved subject to the conditions listed below in Section V.

**SECTION IV.** Pursuant to the Vernon Hills Zoning Ordinance of 1982, the preliminary architectural elevations for the entire project are hereby approved subject to the conditions listed below in Section V.

**SECTION V.** Pursuant to the Vernon Hills Zoning Ordinance of 1982, as amended, and the recommendations of the Planning and Zoning Commission, the 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 VI. 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 VII. 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 VIII. SUCCESSORS AND ASSIGNS.** All of the provisions of this Ordinance and the attachments hereto are binding on all successors and assigns of Vernon Hills SA Associates, L.P.

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

**SECTION X. ORDINANCE NUMBER.** This ordinance shall be known as Ordinance Number 2009-013.

Adopted by roll call vote as follows:

AYES: 5-Hebda, Koch, Marquardt, Schwartz, Williams

NAYS: 0-None

ABSTAIN: 1- Schultz

ABSENT AND NOT VOTING: 0-None

  
Roger L. Byrne, Village President

PASSED: 3/18/2009

APPROVED: 3/18/2009

PUBLISHED IN PAMPHLET FORM: 3/19/2009

ATTEST:

  
Linda Pelletier, Village Clerk



**Exhibit A**  
**Legal Description**

**Exhibit B**  
**Plans**

## Exhibit C Conditions of Approval

### Conditions of Approval

1. General Compliance with the preliminary plans:
  - Victory Centre of Vernon Hills – Planning and Zoning Commission Booklet prepared by HKM Architects & Planner consisting 15 pages with a date of February 18, 2009.
2. Completion of the technical review process and final approval of plans by the Village Engineer and Landscape Architect to include a demonstration of the appropriate turning radius for fire department vehicles as well as semi trucks and final approval is specifically subject to satisfactory development and approval of the detention issues.
3. Approval from the property owners association of changes to Atrium Drive adjacent to Lot 4. If approval is not granted, the site plan must be amended to shift the building west to provide additional building setback and landscaping areas along Atrium Drive. The amendment of the site plan shall be reviewed by the Commission during consideration of the final site plan.
4. Maintenance of all required state licenses for both uses.
5. Compliance with the landscaping requirements for parking lots including, but not limited to, the spacing of landscape islands within the parking lot. This will likely require the elimination of several parking spaces. The approved final site plan shall reflect the final approved parking count for the project.
6. A covenant or other safeguards being placed of record against the property requiring that the building will be used in perpetuity as affordable senior housing.
7. Review and approval of the final site and landscaping plans and building elevation and details for the building by the Planning and Zoning Commission and Village Board shall be required prior to issuance of a building permit. This review may include possible adjustments for parking ratio requirements and building height.
8. Recognition by the petitioner that the proposed parking area on Phillip Road is public parking for the general public and is not specifically reserved for use by the Victory Centre of Vernon Hills. It may be used for guest parking for the project site. The petitioner and operator of the building shall restrict the use of these spaces and prohibit residents of Victory Centre of Vernon Hills from using these spaces as permanent parking. Failure to enforce this restriction may result in the Village taking legal action to restrict parking in this area.
9. The following variations are granted:
  - a. To allow a maximum of 231 units (120 SLF and 111 Senior Apartment Units) on the project site.
  - b. To allow a height variance for 5 levels of residential units that will not exceed 58 feet.
  - c. To reduce the required setback for the buildings along Phillip Road to 12 feet and 5 feet from the Ingress/Egress Easement containing Atrium Drive.

- d. To provide relief from the masonry separation between multifamily units (Section 5-26) of the Village Code. Construction materials shall meet the same fire rating for separation, subject to the Fire Department approvals.
  - e. To reduce the minimum square footage requirements for a one bedroom from 1,200 sq ft and two bedroom from 1,400 sq ft condo units.
10. Compliance with all ordinance and standards of the Village except as otherwise noted.
  11. The petitioner will provided a detailed explanation of its ability to restrict units for Central Lake County and Vernon Hills Seniors and families in the initial lease up.
  12. The petitioner shall work with the Board to further refine the architectural design and building elevations.
  13. The petitioner will provide a Park Donation fee as determined by the Village Board.



AFFIDAVIT OF SERVICE

STATE OF ILLINOIS    )  
                                  )  
COUNTY OF LAKE    )

I, LINDA PELLETIER, BEING FIRST DULY APPOINTED, DEPOSES AND SAYS ON OATH THAT AS VILLAGE CLERK OF THE VILLAGE OF VERNON HILLS, SHE DID CAUSE THE FOREGOING CERTIFICATE FOR ORDINANCE 2009-013, AN ORDINANCE GRANTING CERTAIN APPROVALS FOR PROPERTY COMMONLY KNOWN AS VICTORY CENTRE OF VERNON HILLS SENIOR HOUSING DEVELOPMENT LOCATED LOT 4 DEERPATH ATRIUM SUBDIVISION BEING SOUTHWEST OF THE INTERSECTION OF PHILLIP ROAD AND ATRIUM DRIVE, IN THE VILLAGE OF VERNON HILLS, LAKE COUNTY.

  
\_\_\_\_\_  
LINDA PELLETIER, VILLAGE CLERK

SUBSCRIBED AND SWORN to Before  
Me this   1   day of   April  , 2009

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



## Village Board

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March 3, 2009

## Sheet Index

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RECEIVED  
FEB 26 2009  
COMMUNITY DEVELOPMENT  
DEPARTMENT

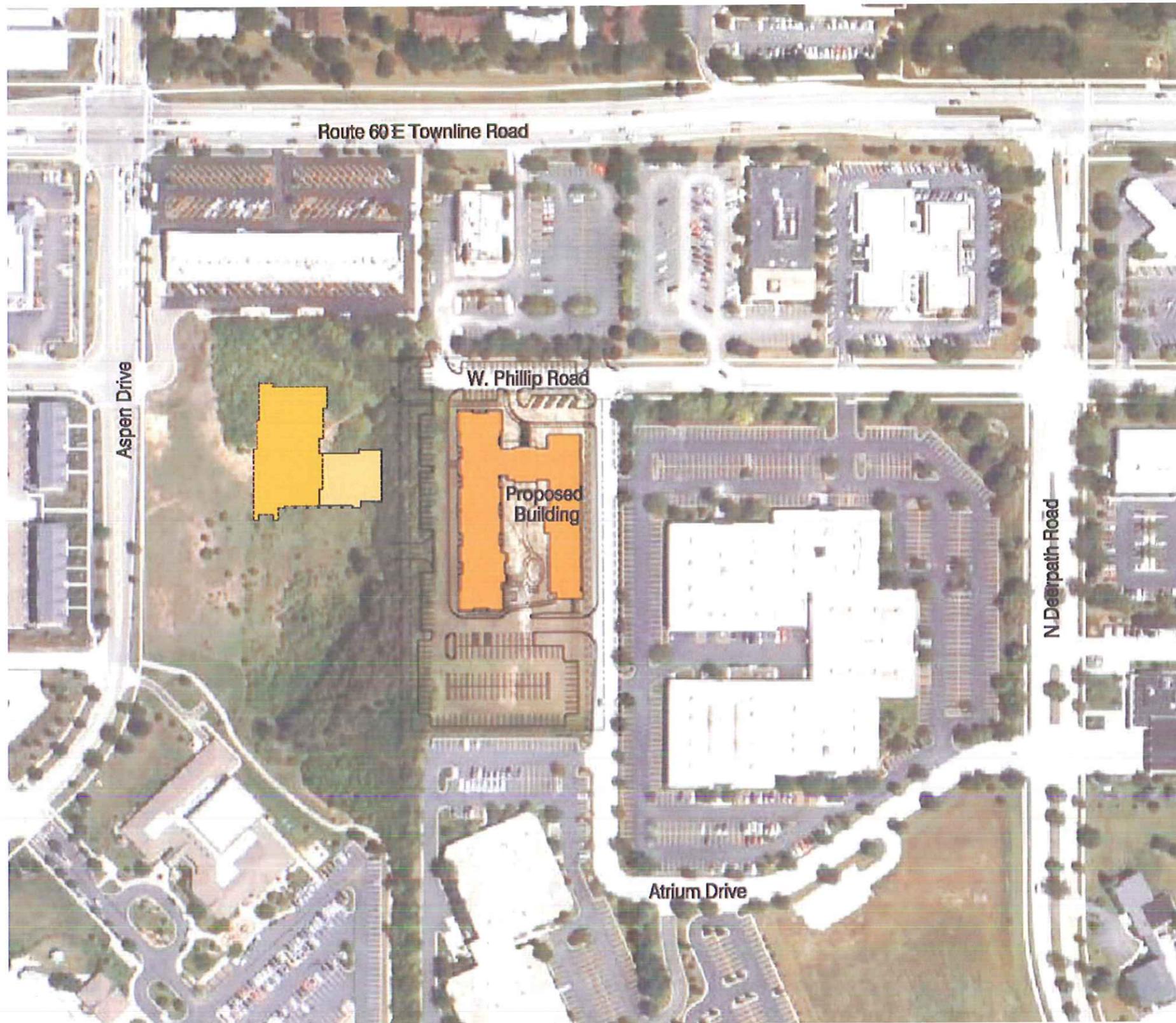


**Victory Centre of Vernon Hills**  
Vernon Hills, IL

43 South Vail Avenue  
Arlington Heights, Illinois 60005  
Job No. 08021 © 2009

February 18, 2009





Vicinity Plan



Victory Centre of Vernon Hills  
Vernon Hills, IL



0 100' 200' 400'

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Arlington Heights, Illinois 60005  
Job No. 08021 © 2009

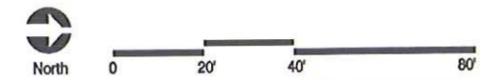


February 18, 2009  
Corrected

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Landscape Plan



Victory Centre of Vernon Hills  
Vernon Hills, IL

43 South Vail Avenue  
Arlington Heights, Illinois 60005  
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ENLARGEMENT PLAN



Landscape Details

PLANT LIST

SHADE TREES			
BOTANICAL NAME	COMMON NAME	SIZE	
AF ACER x FREEMANI 'CULTIVARS'	FREEMAN MAPLE	3' BB	
AP ACER PLATANOIDES 'EMERALD QUEEN'	EMERALD QUEEN NORWAY MAPLE	3' BB	
CO CELTIS OCCIDENTALIS	COMMON HACKBERRY	3' BB	
GT GLEDITSIA TRIACANTHOS	THORNLESS HONEYLOCUST	3' BB	
TA TILIA AMERICANA 'REDMOND'	REDMOND LINDEN	3' BB	
EVERGREEN TREES			
BOTANICAL NAME	COMMON NAME	SIZE	
PG PICEA PUNGENS 'GLAUCA'	COLORADO BLUE SPRUCE	8' MIN	
PD PICEA GLAUCA 'DENSATA'	BLACK HILLS SPRUCE	8' MIN	
ORNAMENTAL TREES			
BOTANICAL NAME	COMMON NAME	SIZE	
CF CORNUS FLORIDA	CORNUS FLORIDA	8' MIN	
CI CRATAEGUS CRUGALLI INERMIS	THORNLESS HAWTHORN	8' MIN	
CP PYRUS CALLERYANA 'CHANTICLEER'	CHANTICLEER PEAR	2.5' BB	
MD MALUS 'SNOWDRIFT'	SNOWDRIFT CRAB	8' MIN	
SR SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK JAPANESE TREE LILAC	8' MIN	
EVERGREEN SHRUBS			
BOTANICAL NAME	COMMON NAME	SIZE	
BM BUXUS 'GREEN MOUND'	GREEN MOUND BOXWOOD	18" BB	
JH JUNIPERUS HORIZONTALIS 'YOUNGSTOWN'	YOUNGSTOWN ANDORRA JUNIPER	18" BB	
FLOWERING SHRUBS			
BOTANICAL NAME	COMMON NAME	SIZE	
AA AMELANCHIER ALNIFOLIA 'REGENT'	REGENT SASKATOON SERVICEBERRY	24'BB	
AR ARONIA ARBUTIFOLIA 'BRILLIANTISSIMA'	CHOKEBERRY	24'BB	
EA EUONYMUS ALATUS 'COMPACTUS'	COMPACT BURNINGBUSH	24'BB	
FG FOTHERGILLA GARDENII	DWARF FOTHERGILLA	24'BB	
HA HYDRANGEA 'ARBORESCENS'	ANABELLE HYDRANGEA	24'BB	
RA RHUS AROMATICA 'GROW LOW'	GROW LOW SUMAC	24'BB	
RB RIBES ALPINUM 'GREEN MOUND'	GREEN MOUND ALPINE CURRENT	24'BB	
RK ROSA 'KNOCK OUT'	KNOCK OUT ROSE	24'BB	
SY SYRINGA PATULA 'MISS KIM'	MISS KIM LILAC	24'BB	
VD VIBURNUM DENTATUM	ARROWWOOD VIBURNUM	36'BB	
VJ VIBURNUM x BURKWOODII	BURKWOOD VIBURNUM	36'BB	
VJ VIBURNUM x JUDDII	JUDD VIBURNUM	30'BB	
VO VIBURNUM OPULUS 'COMPACTUM'	COMPACT CRANBERRY VIBURNUM	24'BB	
PERENNIALS			
BOTANICAL NAME	COMMON NAME	SIZE	
AJ ASTILBE X DEUTSCHLAND	DEUTSCHLAND ASTILBE	#1	
AM ALCHEMILLA MOLLIS	LADY'S MANTLE	#1	
CV COREOPSIS VERTICILLATA 'GOLDEN SHOWER'	LARGE FLOWERED THREADLEAF COREOPSIS	#1	
EC ECHINACEA PURPUREA 'MAGNUS'	PURPLE CONE FLOWER	#1	
HH HEMEROCALLIS SP. 'LITTLE WINE CUP'	LITTLE WINE CUP DAYLILY	4.5'	
HP HEUCHERA 'PALACE PURPLE'	PALACE PURPLE CORAL BELLS	#1	
HB HOSTA 'BLUE ANGEL'	BLUE ANGEL HOSTA	#1	
HE HEDERA HELIX 'THORNDALE'	THORNDALE ENGLISH IVY	3'	
LI LAVANDULA X INTERMEDIA 'GROSSO'	'GROSSO' LAVENDER	#1	
MM MISCANTHUS SINENSIS 'MORNING LIGHT'	MORNINGLIGHT MISCANTHUS	#1	
MS MATTEUCCIA STUTHIOPTERIS	OSTRICH FERN	#1	
NF NEPETA FAASSENII 'WALKER'S LOW'	WALKER'S LOW CATMINT	#1	
PT PACHYSANDRA TERMINALIS 'GREEN CARPET'	GREEN CARPET PACHYSANDRA	3'	
PE PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	#1	



Victory Centre of Vernon Hills  
Vernon Hills, IL



43 South Vail Avenue  
Arlington Heights, Illinois 60005  
Job No. 08021 © 2009



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North Elevation



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Vernon Hills, IL



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East Elevation (S.L.F.)



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West Elevation (S.A.)



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South Elevation

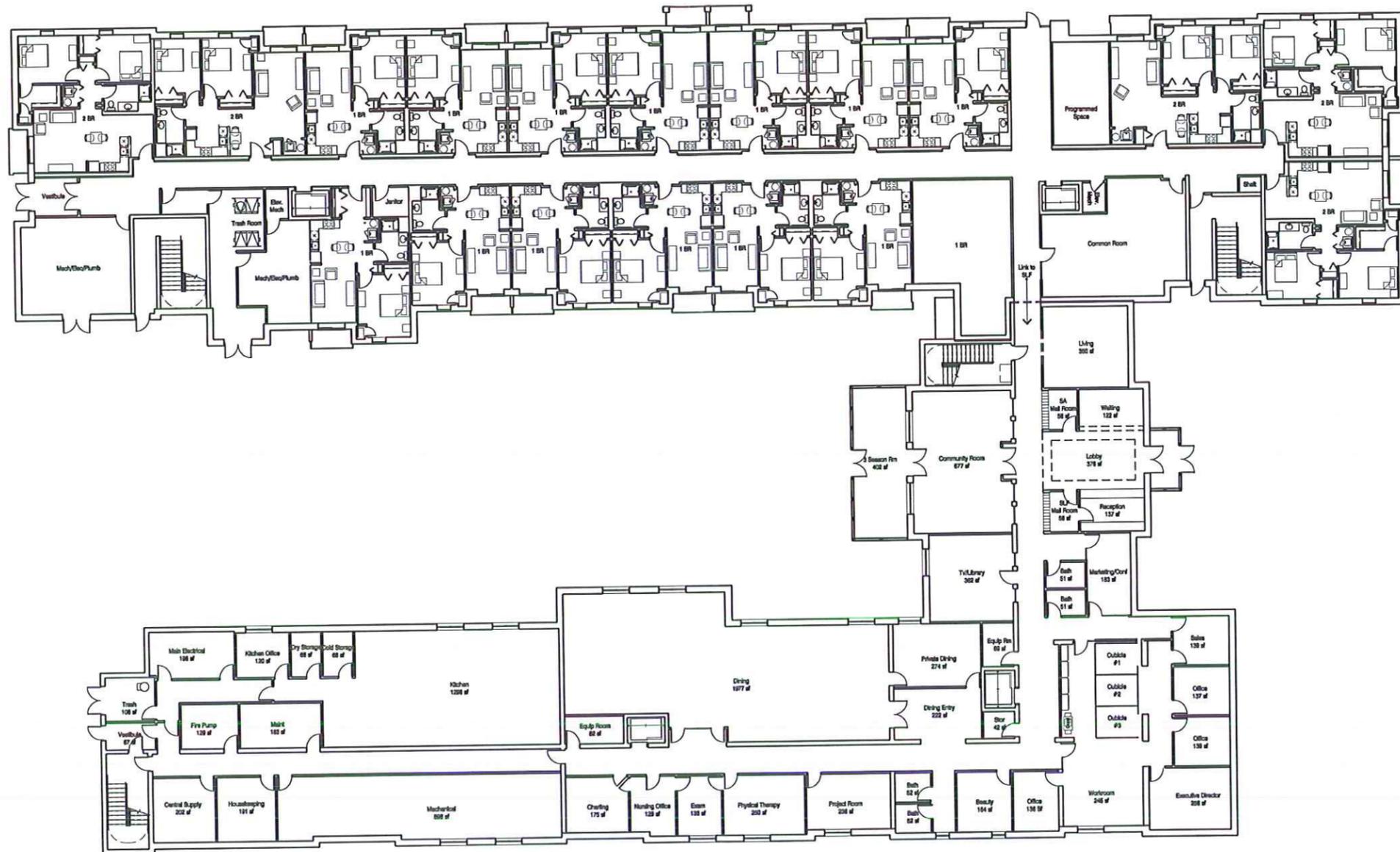


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Vernon Hills, IL

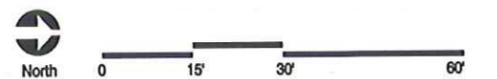
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First Floor Plan

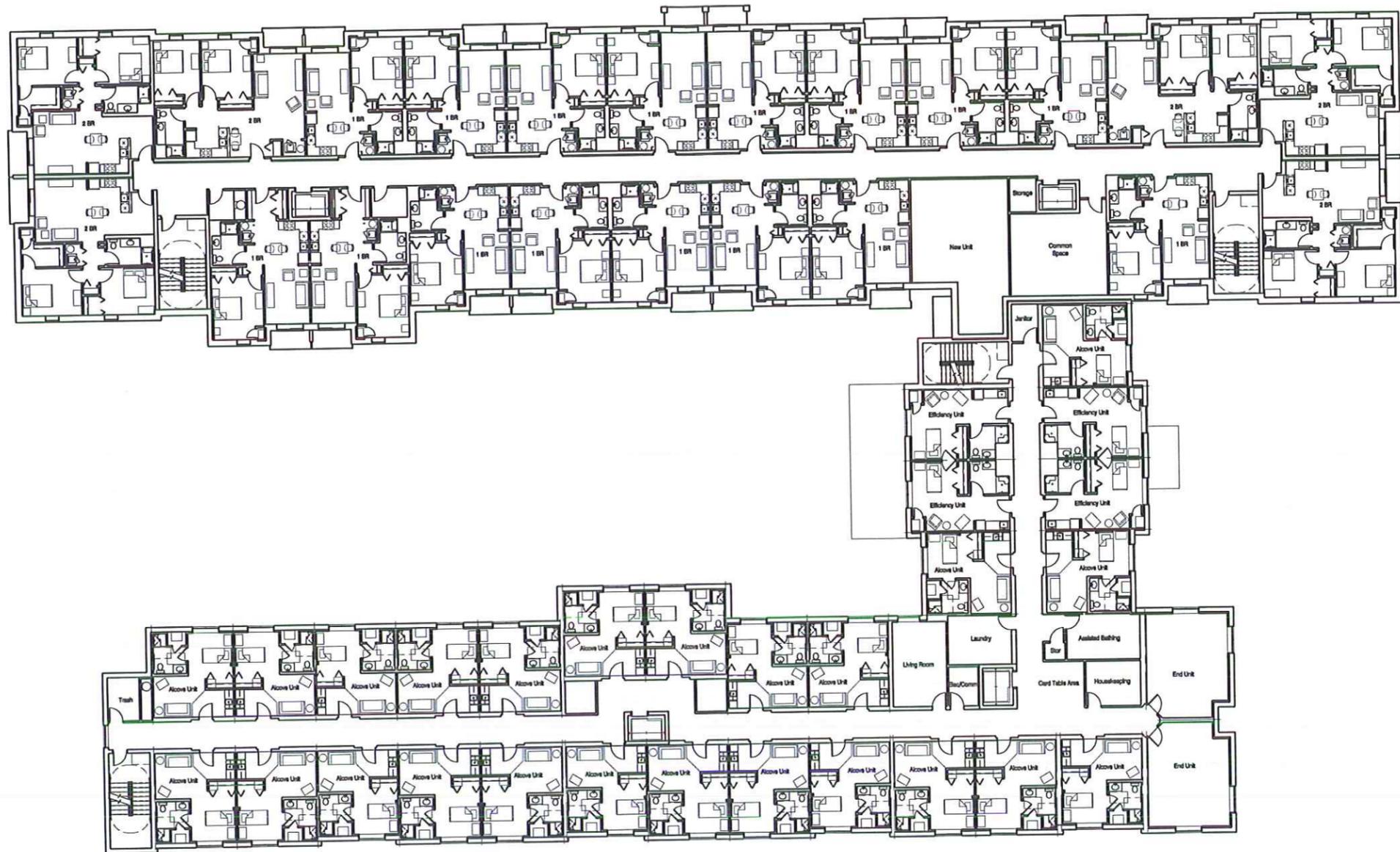


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Typical Floor Plan

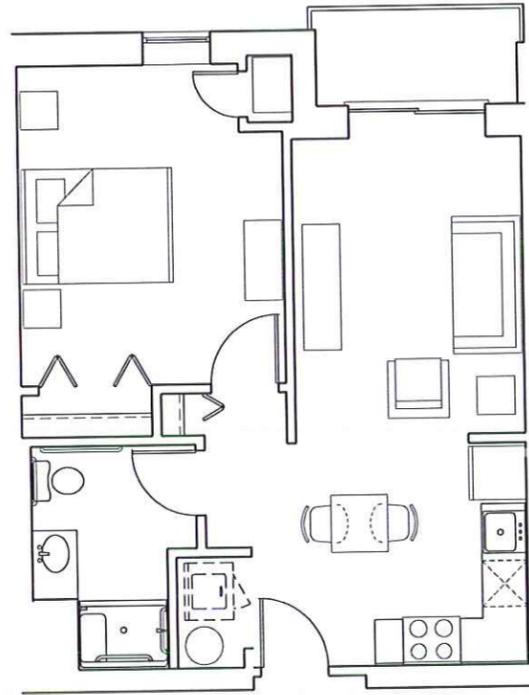


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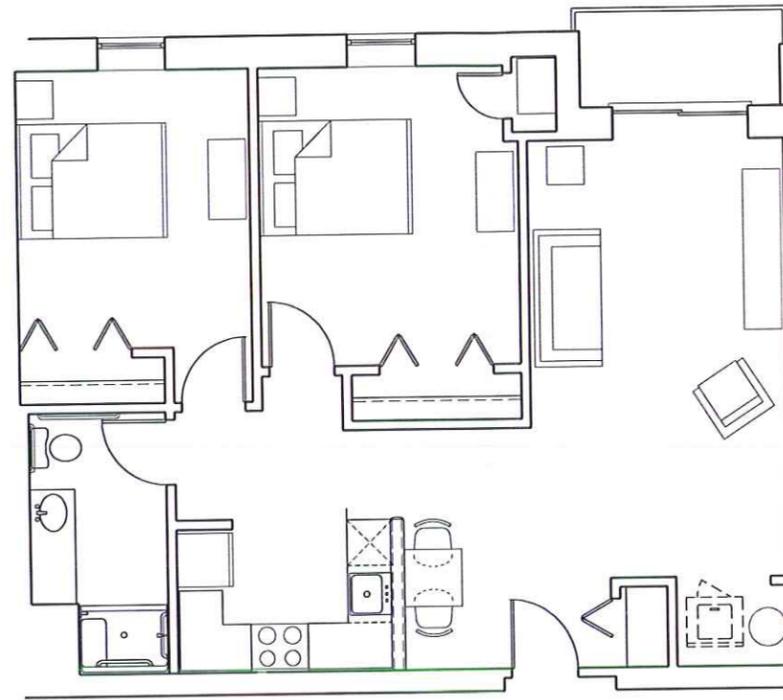
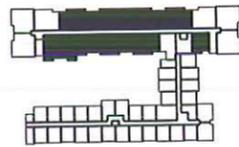
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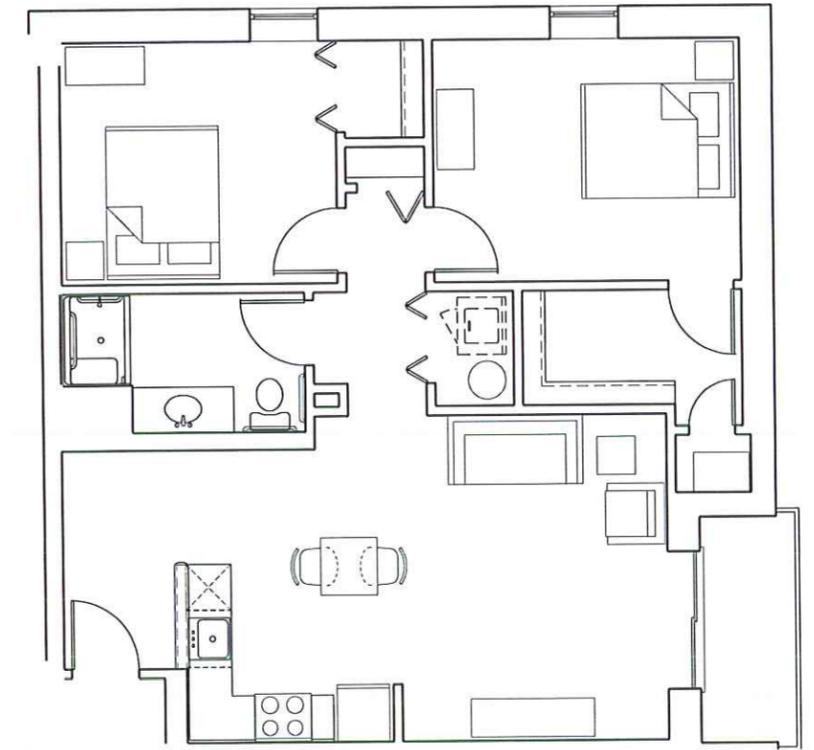
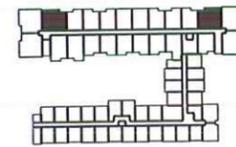
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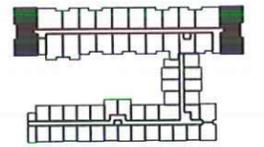
1 BR  
545 SF



2 BR Unit  
855 SF



2 BR - End Unit  
847 SF



Senior Apartments - Typical Unit Plans



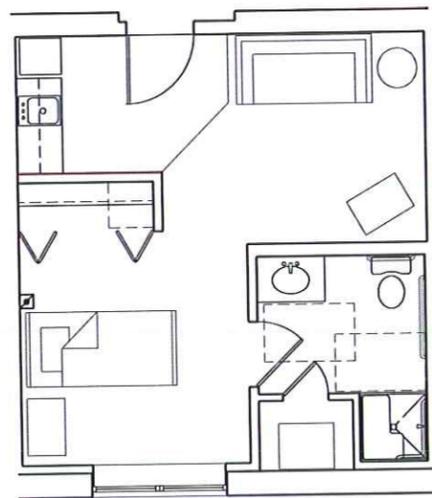
Victory Centre of Vernon Hills  
Vernon Hills, IL



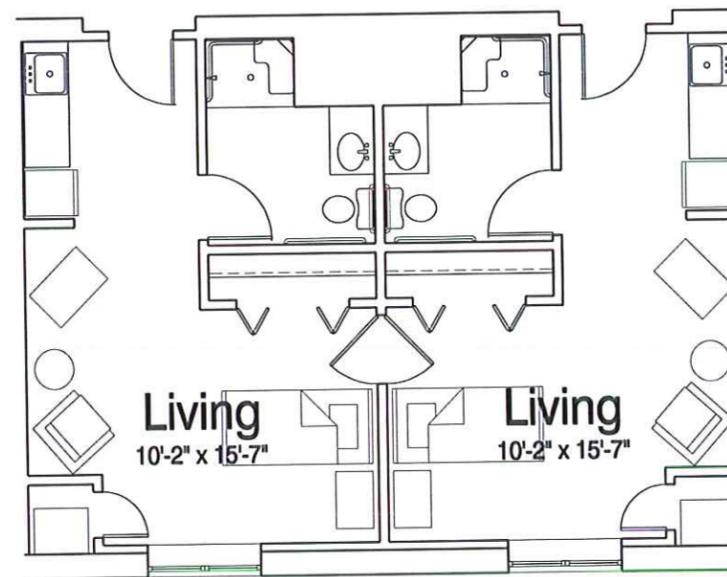
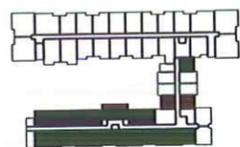
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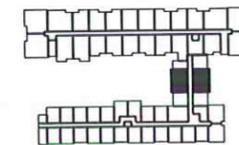
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Alcove Unit  
338 SF



Efficiency Unit  
333 SF



Supportive Living Facility - Typical Unit Plans

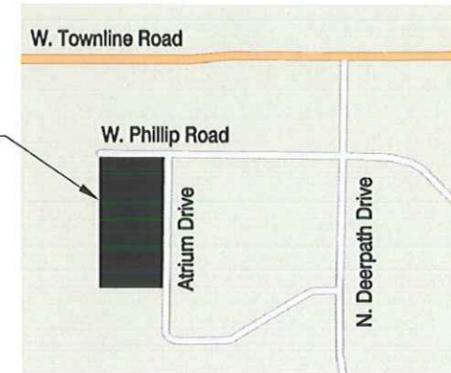
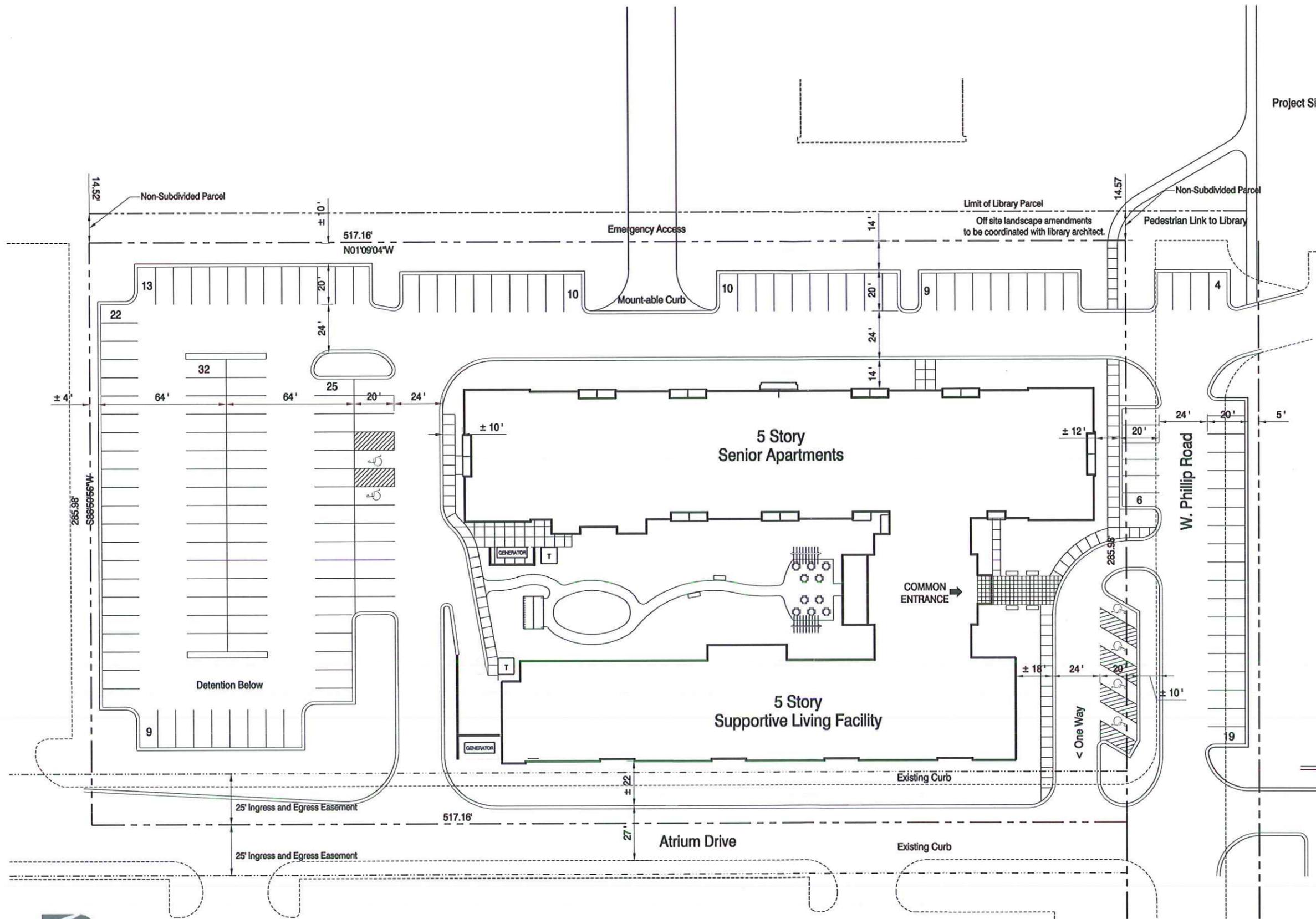


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**Location Map**

Scale : Not to scale



**Overall Site Data**

Site Acreage	3.39 acres
Site Area	±147,897 sq.ft.
Density	69 units/ac

**Residential Data**

Senior Apts - 1 Bedroom	82 units
Senior Apts - 2 Bedroom	29 units
SLF - Alcove	96 units
SLF - Efficiency	16 units
SLF - End Units	8 units
<b>Total</b>	<b>231 units</b>

Maximum Building Height 60'

**Parking Data**

	Parking Provided
On Site	134 stalls
Phillip Rd.	29 stalls
<b>Total</b>	<b>163 stalls</b>

**Site Plan**

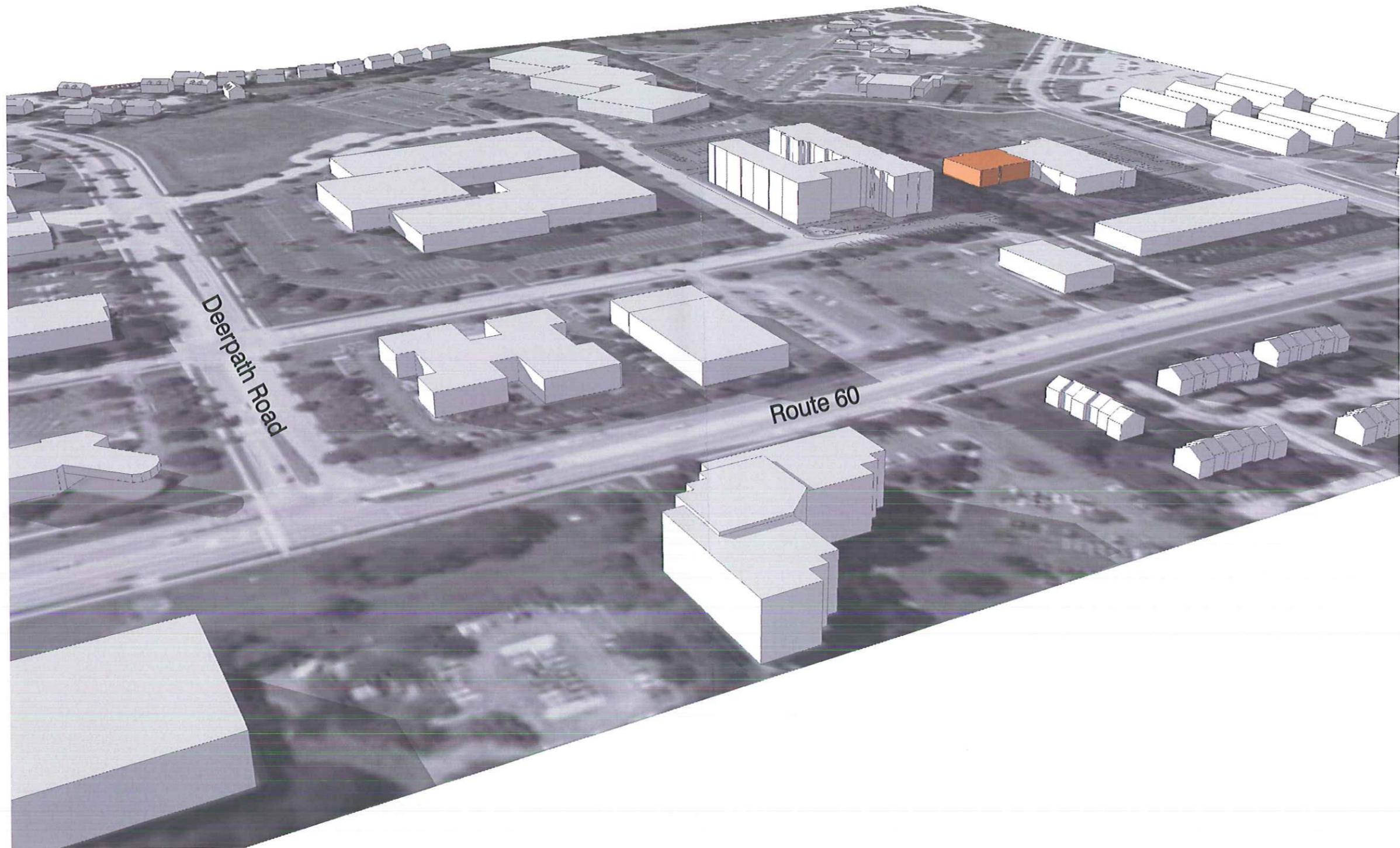


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## Massing Study



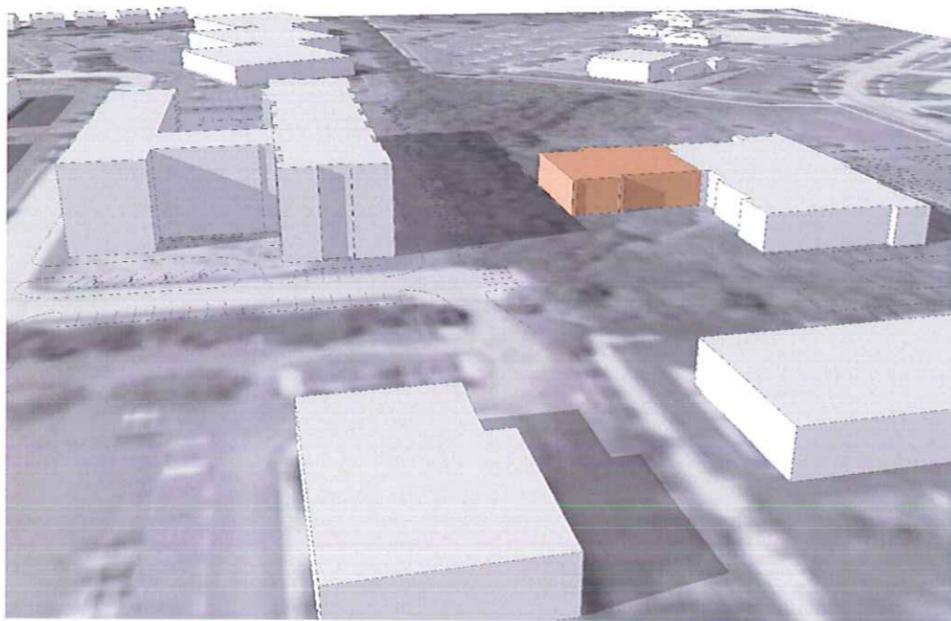
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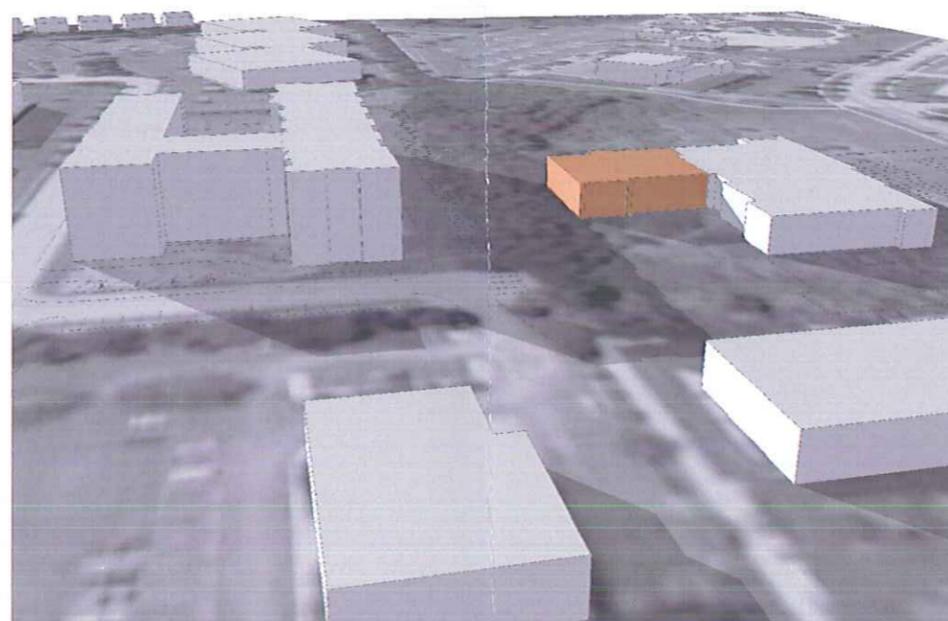
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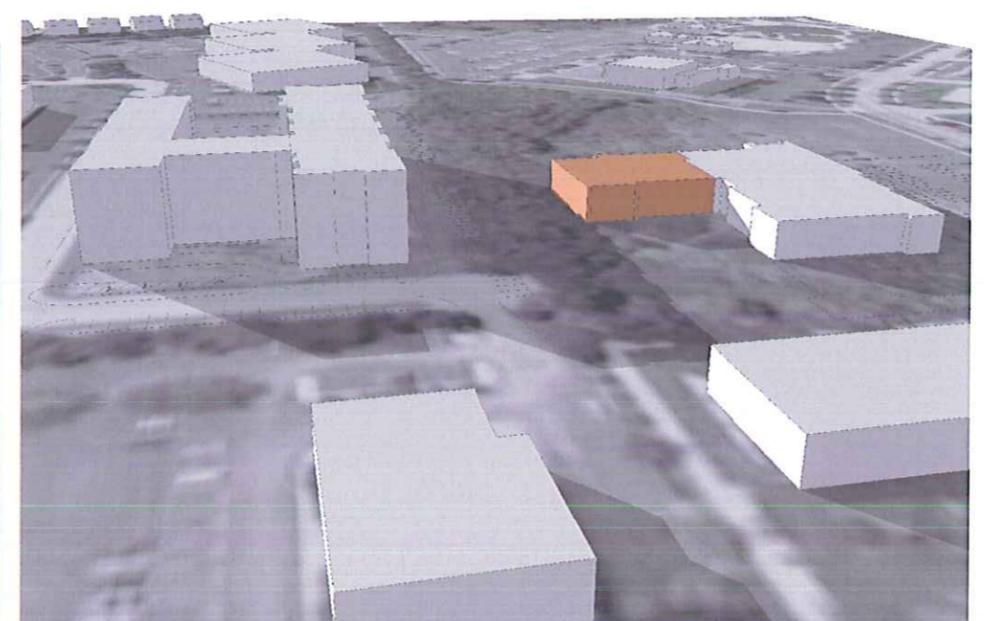
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Summer Solstice 6:35 a.m.



Autumnal & Vernal Equinox 8:00 a.m.



Winter Solstice 9:10 a.m.

## Shadow Study



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