

VILLAGE OF VERNON HILLS

ORDINANCE 2016-032

AN ORDINANCE ADOPTING AN AMENDMENT TO ORDINANCE 96-30 ACKNOWLEDGING
LAKE COUNTY APPROVAL OF A VILLAGE FINAL PLAN APPROVAL FOR THE CUNEO
INTERSECTION COMMERCIAL PROPERTY FOR A SPECIFIC MIXED USE COMMERCIAL AND
RESIDENTIAL DEVELOPMENT

THE 19th DAY OF SEPTEMBER 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 4th Day of
October 2016

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ACKNOWLEDGING LAKE COUNTY
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USE COMMERCIAL AND RESIDENTIAL
DEVELOPMENT**

WHEREAS, Ordinance 96-30 approved a preliminary plan of development for the Gregg's Landing Regional Planned Unit Development on the Cuneo Property;

WHEREAS, at the time of said approval, no development plans were submitted for any of the properties planned for commercial use on the Cuneo Properties;

WHEREAS, because no development plans were known, the Village agreed to grant Lake County approval review over any future Final Plan Approvals for the Cuneo Commercial Properties, if less restrictive than required by Ordinance 96-30, in which event prior written approval from the County was required before the Village would granting any such approvals;

WHEREAS, the Village now desires to amend Ordinance 96-30 by modifying the County's ability to approve final plans;

WHEREAS, an amendment to Ordinance 96-30 requires the advance written approval by the County;

WHEREAS, the County has agreed to allow the Village to amend Ordinance 96-30 to modify the County's final plan approval provided that certain specific development standards have been met;

WHEREAS, the County has provided its advance written approval of this proposed amendment.

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 Village of Vernon Hills Home Rule Powers the Village hereby adopts an amendment to Ordinance 96-30 by deleting the language in Section 9 of Ordinance 96-30 and replacing it with the following language such that Section 3-H-9 shall now read in its entirety as follows:

9. Future Amendments and Approvals. The Village shall not (i) grant Final Plan Approval, (ii) approve any subsequent amendment to this Ordinance or to the Ordinance granting Final Plan Approval (collectively "Ordinance Amendments"), or (iii) execute, seal, or stamp any plat of subdivision, or grant any other authorization or approval for any work, development, or use of, on, or for ("Development Approval") the Zale Development, Zale Property, or the Cuneo Commercial Properties, if such Final Plan Approval, Ordinance Amendments, or Development Approval would modify or amend, or in any way be less restrictive than, or in conflict with, any of the Land Management

Standards unless the County has approved such Final Plan Approval, Ordinance Amendments, or Development Approval in advance in writing. Notwithstanding the foregoing, no County approval shall be required for any Final Plan Approval for that portion of the Cuneo Commercial Properties that is the Cuneo Intersection Commercial Property so long as such final plan does not depict or authorize more than 285,000 gross square feet of commercial development or more than 265 residential units; provided, however that no residential use shall be allowed unless such final plan also depicts and authorizes not less than 260,000 gross square feet of commercial development.

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.

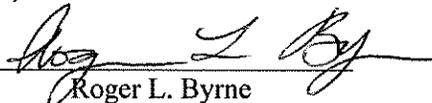
SECTION V. ORDINANCE NUMBER. This ordinance shall be known as Ordinance Number 2016-032.

Adopted by roll call vote as follows:

AYES: 4 – Grieb, Koch, Marquardt, Schultz

NAYS: 0 - None

ABSENT AND NOT VOTING: 2 – Hebda, Williams

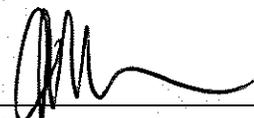

Roger L. Byrne
Village President

PASSED: 9/19/2016

APPROVED: 9/19/2016/10/4/2016

PUBLISHED IN PAMPHLET FORM:

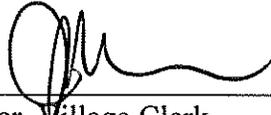
ATTEST:


John Kalman
Village Clerk

AFFIDAVIT OF SERVICE

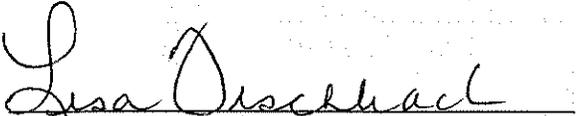
STATE OF ILLINOIS)
)
COUNTY OF LAKE)

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 2016-032, AN ORDINANCE ADOPTING AN AMENDMENT TO ORDINANCE 96-30 ACKNOWLEDGING LAKE COUNTY APPROVAL OF A VILLAGE FINAL PLAN APPROVAL FOR THE CUNEO INTERSECTION COMMERCIAL PROPERTY FOR A SPECIFIC MIXED USE COMMERCIAL AND RESIDENTIAL DEVELOPMENT TO BE POSTED IN THE VILLAGE HALL AS REQUIRED BY LAW FROM OCTOBER 4, 2016 TO OCTOBER 14, 2016.



John M. Kalmar, Village Clerk

SUBSCRIBED AND SWORN TO BEFORE
THIS 4th DAY OF OCTOBER 2016



Notary Public

